

<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

No Determinations

Ardleigh Parish Council

<i>16/01208/LUEX Lawful Use Certificate Granted 21.12.2016 Delegated Decision</i>	<i>Mr R Auld</i>	<i>Lawful use of buildings for B8 storage use.</i>	<i>Storage Warehouse at rear of 18 Coggeshall Road Ardleigh</i>
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01 Lawful Use granted

That as to the land edged red on the attached plan to this Certificate a use within Class B8 of the Town and Country Planning (Use Classes) Order 1987 as amended is lawful

<i>16/01210/LUEX Lawful Use Certificate Granted 21.12.2016 Delegated Decision</i>	<i>Mr R Auld</i>	<i>Lawful use of agricultural land as a haulage yard.</i>	<i>18 Coggeshall Road Ardleigh</i>
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01 The Tendring District Council hereby certify that on 27th September 2016 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto as edged red on the plan attached to this decision notice was lawful within the meaning of Section 191 of the Town And Country Planning Act 1990 (as amended) for the following reason(s):

The Local Planning Authority is satisfied that sufficient evidence has been provided to demonstrate that, on the balance of probability, the site known as land at 18 Coggeshall Road, Ardleigh, Colchester, Essex CO7 7LP has been used for a haulage yard for up to 6 vehicles only together with ancillary tally office and parking areas for a continuous period of at least 10 years prior to the date of this application

Therefore a Certificate of Lawful Existing Use should be granted in accordance with Section 191 of the Town and Country Planning Act 1990 for this use only.

The use of the land as noted above is immune from enforcement action under Section 171B of the Town and Country Planning Act 1990 (as amended) and is now considered to be lawful.

FIRST SCHEDULE

Use as a haulage yard for up to 6 vehicles only together with ancillary tally office and parking areas as a "sui generis" ("one off") use.

SECOND SCHEDULE

Land at 18 Coggeshall Road, Ardleigh, Colchester, Essex CO7 7LP as shown edged red on the plan

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attached hereto

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. This certificate does not acknowledge or accept that any use of the land in the Second Schedule is lawful for more than 6 vehicles.

<i>16/01813/COUN OT Application Withdrawn 19.12.2016 Delegated Decision</i>	<i>Mr & Mrs J Cresswell</i>	<i>Change of use of existing agriculture building to single private dwelling.</i>	<i>Barn A The Landbase Frating Road Ardleigh</i>
<i>16/01814/COUN OT Determination prior approval not reqred 21.12.2016 Delegated Decision</i>	<i>Mr & Mrs J Cresswell</i>	<i>Change of use of existing agriculture building to 2 no. self-contained single private dwellings.</i>	<i>Barn B The Landbase Frating Road Ardleigh</i>

Beaumont Parish Council

No Determinations

Bradfield Parish Council

<i>16/01776/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr & Mrs George and Erin Leeks</i>	<i>Two storey front extension including porch canopy, two storey and single storey rear extension and new garage to replace existing garage and shed.</i>	<i>9 Wix Road Bradfield</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 114-2014-03PC, 114-2014-04PB and 114-2014-05PA.

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 windows in the north side elevation serving the bathroom and 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.

<i>16/01931/TPO Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr S Howells</i>	<i>1 No. mature Ash - 50% branch reduction.</i>	<i>Dolphins Windmill Road Bradfield</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

<i>16/01983/AGRIC Determination prior approval not required 22.12.2016 Delegated Decision</i>	<i>Mr John Jiggins - John Jiggins Ltd</i>	<i>Erection of an open fronted steel portal framed agricultural building for the storage of hay.</i>	<i>Bradfield Lodge Clacton Road Mistley</i>
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01 The proposed store building complies with Town and Country Planning (General Permitted Development) England Order 2015, Schedule 2, Part 6 Agricultural and Forestry and the Council's prior approval is not required for the siting, design or external appearance of the development as proposed.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01984/AGRIC Determination prior approval not required 21.12.2016 Delegated Decision	Mr John Jiggins - John Jiggins Ltd	Erection of an open fronted steel portal framed agricultural building for the storage of straw.	Bradfield Lodge Clacton Road Mistley

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

Brightlingsea Town Council

16/01657/FUL Approval - Full 20.12.2016 Delegated Decision	Mr D Powell	Proposed single storey side extension.	10 Deal Way Brightlingsea
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing: Plans & Elevations - As Proposed 02 Feasibility Issue.

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

16/01737/FUL Approval - Full 21.12.2016 Delegated Decision	Mr and Mrs Allen	Replacement dwelling following demolition of existing.	St Davids Recreation Way Brightlingsea
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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 Rev C - Proposed Layouts, Elevations, Block Plan & Landscaping,

P02 Rev B - Existing Plans/Elevations and proposed Streetscene Elevation,

P03 - Location Plan

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

- 03 The existing access at the southern end of the site frontage shown on the site layout plan, shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the reinstatement to full height of the highway verge / footway / kerbing, to the satisfaction of the Highway Authority, immediately when the proposed new access is brought into 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 to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

- 04 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The 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 and that appropriate parking is provided in accordance with Policy 7 of the Highways and Transportation Development Control policies.

- 05 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B, C, E and F 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), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out, no additional door or window openings inserted, no outbuildings shall be erected, and no additional hardstanding provided, except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration, outbuilding or hardstanding which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to protect the amenities enjoyed by the occupants of surrounding property, and to retain the rural appearance of the locality.

<i>16/01930/TCA Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr J Huke</i>	<i>1 No. Sycamore - pollard or fell. Replace with a more suitable tree</i>	<i>39 High Street Brightlingsea</i>
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Clacton-on-Sea

<i>15/01329/FUL Refusal - Full 22.12.2016 Delegated Decision</i>	<i>Smith Farms (Clacton) Ltd</i>	<i>Erection of 4 bungalows with associated access, parking, landscaping and ancillary works.</i>	<i>Clacton Garden Centre St Johns Road Clacton On Sea</i>
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- 01 The National Planning Policy Framework (2012) in paragraph 35 states that development should create safe and secure layouts which minimise conflicts between traffic and cyclists or

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pedestrians. The adopted Tendring District Local Plan (2007) Saved Policy TR1a states that development affecting highways should seek to reduce and prevent hazards and inconvenience to traffic. Furthermore, Saved Policy QL10 of the Saved Plan states that planning permission will only be granted where access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate.

The width of the proposed road and turning head to serve the dwellings and facilitate deliveries to the rear of Clacton Garden Centre are insufficient for the number and size of vehicles. This will result in HGV's reversing, insufficient passing space and no on street parking available for visitors to the development. The footpath is only provided on one side of the new road failing to continue the existing footpath from Shelley Road/Wordsworth Way meaning that pedestrians will have to walk out onto the highway to access the new dwellings.

The narrow road and insufficient turning head fails to create a safe and secure layout suitable for the existing and proposed development and will result in conflict between vehicular and pedestrian traffic.

For the reasons set out above, the proposal will be significantly harmful to highway safety contrary to the aims of the aforementioned national and local plan policies.

<i>16/01412/LUPR OP Application Turned Away 20.12.2016 Delegated Decision</i>	<i>Mr Neil Thorogood</i>	<i>Single storey rear extension.</i>	<i>18 Mountview Road Clacton On Sea</i>
<i>16/01574/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr K Cross</i>	<i>Proposed change of use of dwelling house into guest house and single storey rear extension</i>	<i>11 St Pauls Road Clacton On Sea</i>

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 Prior to the first use of the guesthouse, the vehicle parking spaces and turning area shall have been surfaced and made available for use, as shown on approved plan drawing no. 4 A. The parking areas and turning area shall be retained in this approved form at all times and shall not be used for any purpose other than the parking of vehicles.

Reason - To ensure that sufficient space for the on-site parking of vehicles is provided.

03 The development hereby permitted shall be carried out in accordance with the following approved plans: 3A and 4A.

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

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<i>16/01654/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr & Mrs D Howarth</i>	<i>Proposed garage conversion and extension to provide disabled bedroom.</i>	<i>76 Golf Green Road Jaywick</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

<i>16/01708/NMA Approval Non Material Amendment 23.12.2016 Delegated Decision</i>	<i>ASDA Stores Ltd</i>	<i>Non-material amendment to planning permission 15/01161/FUL to change the car parking spaces layout and include a screen for the staff smoking area.</i>	<i>Colchester & East Essex Co- Operative & adjoining Land Bull Hill Road Clacton On Sea</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing No. A-90-25 - Smokers Shelter Screen Fence Setting Out
- Drawing No. A-00-01 Revision M - Proposed Site Plan

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

<i>16/01728/FUL Approval - Full 21.12.2016 Delegated Decision</i>	<i>Housing and Care 21</i>	<i>Erection of prefabricated concrete sectional garage with pitched roof.</i>	<i>Heseltine Court First Avenue Clacton On Sea</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. H&C21/SS/HESEL/AUG16/DG2 using the Decra Stratos Roof System and the Design and Access Statement.

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

03 All changes in ground levels, hard landscaping, planting, seeding or turfing detailed in the

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Design and Access Statement shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development. 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.

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

<i>16/01745/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr Mitchell</i>	<i>Rear extension to provide ground floor shower facilities.</i>	<i>7 Melbourne Road Clacton On Sea</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: Ref no. MITCHELL-7MEL-SD.

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

<i>16/01775/FUL Approval - Full 23.12.2016 Delegated Decision</i>	<i>Mr Tony King</i>	<i>Proposed two storey side extension.</i>	<i>29 Hampstead Avenue Clacton On Sea</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers A10 and A11.

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

<i>16/01794/FUL Approval - Full 23.12.2016 Delegated Decision</i>	<i>Internos (No 6)</i>	<i>Variation of Condition 3 of 15/01615/FUL. Extend opening times.</i>	<i>124 Old Road Clacton On Sea</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of the original permission, as agreed within planning application 15/01615/FUL, 10th

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December 2015.

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, agreed within planning permission 15/01615/FUL: Drawing No. 3

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

03 The use hereby approved shall be undertaken only between the hours of;

- 11am-12pm (Monday-Friday),
- 11am-1am (Saturday); and
- 12noon-11.30pm (Sunday & Bank Holidays)

Reason - In the interest of local amenity.

<i>16/01799/FUL Approval - Full 21.12.2016 Delegated Decision</i>	<i>Mr Fermor - Universal Property Services Limited</i>	<i>Change of use of existing care home into four self- contained flats. Part demolition of existing rear extension and insertion of windows and doors to side elevation.</i>	<i>19 Church Road Clacton On Sea</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:

LPS248-1.1-Rev A - Existing and Proposed Floor Plans, and

LPS248-1.2-Rev00 - Existing and Proposed Elevations.

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

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

Reason - To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy 7 of the Highways and Transportation Development Control policies.

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<p>16/01827/FUL Approval - Full 21.12.2016 Delegated Decision</p>	<p>Mr Alan King</p>	<p>Erection of carport.</p>	<p>3 Reckitts Close Clacton On Sea</p>
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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: Elevation drawing with metric measurements, floor plan with metric measurements and block plan with metric measurements.

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

<p>16/01909/TPO Approval - Full 20.12.2016 Delegated Decision</p>	<p>Cochrane Tree Services - Mr M Cochrane</p>	<p>Reduce Oak tree by 30%.</p>	<p>35 Woolner Road Clacton On Sea</p>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

Elmstead Market Parish Council

<p>16/01465/FUL Approval - Full 21.12.2016 Delegated Decision</p>	<p>Mr Mark Cadd</p>	<p>Proposed single storey extension to principle (North) elevation and rear (West) elevation.</p>	<p>50 Elmcroft Elmstead</p>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Floor Plan, Elevations.

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

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<i>16/01639/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr Robert Redding</i>	<i>Installation of additional velux window to upstairs bedroom.</i>	<i>53 Church Road Elmstead</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed 1:250.

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

<i>16/01660/FUL Refusal - Full 19.12.2016 Delegated Decision</i>	<i>Wright & Mann</i>	<i>Conversion of former bedsits to children's day nursery.</i>	<i>Autumn House Clacton Road Elmstead</i>
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01 The application for the change of use of the building from a single dwellinghouse to a children's day nursery is considered contrary to the National Planning Policy Framework (2012), saved Policies QL10, QL11, and TR1a of the Tendring District Local Plan (2007) and Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016).

The Framework states planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Saved Policy QL11 and Draft Policy SPL3 state all new development should be compatible with surrounding land uses and minimise any adverse environmental impacts; development will only be permitted if it will not have a materially damaging impact on the privacy or other amenities of occupiers of nearby properties, including nuisance created by additional road traffic.

The application property comprises of a detached property with residential uses either side. The application for the change of use of the building from a single dwellinghouse to a children's day nursery, including the employment of 5 members of staff and the potential for 25 children to be present on the site at any one time, represents a significant intensification in the use of the site over that of a single dwellinghouse. The result of this intensification is an excessive increase in the number of comings and goings from the site including parents dropping off/picking up children and children playing in outside areas. In the absence of an acoustic survey assessing the impacts of the noise and disturbance caused by the intended use upon the neighbouring residents, it is not considered it has been suitably demonstrated that the use can operate without being significantly detrimental to residential amenity.

Consequently the use of the building for a children's day nursery has the potential to be significantly detrimental to the amenity of the neighbouring residents in respect of loss of privacy through the noise and disturbance caused by the intensive nature of the use.

02 The Framework states decisions should take account of whether safe and suitable access to the site can be achieved for all people. Saved policy TR1a states that development affecting

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highways should seek to reduce and prevent hazards and inconvenience to traffic. Saved Policy QL10 states planning permission will only be granted if the highway network will be able to safely accommodate the additional traffic the proposal will generate. Draft Policy SPL3 states new development must meet practical requirements and access to the site must be practicable. Furthermore, the policy states that development proposals will only be acceptable if the additional traffic the proposal will generate will not lead to an unacceptable increase in congestion.

The Council's current parking standards require a maximum of 1 car parking space per full time equivalent staff and drop off/pick up facilities for day nurseries. The use proposes 5 full time staff, so a maximum of 5 car parking spaces should be provided. There are also no drop off/pick up facilities proposed and to the front of the site are parking restrictions in the form of double yellow lines. Whilst there is a wide pavement area to the front of the property, this is highway land and its use is intended for the safe passage of pedestrians not parking purposes.

This section of Clacton Road is a main thoroughfare and therefore heavily trafficked. There is no opportunity to provide additional parking on the site and clearly at times of drop off or collection and when fully staffed there is inadequate parking space or dropping off/picking up facilities, which is likely to cause congestion and inconvenience to users of the highway. The supporting documents submitted with the planning application state that 25 children could be in attendance at any one time this therefore could lead to 25 children coming and going for each session. The cumulative effect of these vehicle movements on this main thoroughfare where there is no off street drop off and pick up or parking facilities for parents or carers is likely to lead to severe congestion, obstruction and conditions of danger contrary to highway safety, contrary to the aforementioned local plan and government policies.

Frating Parish Council

<i>16/01783/FUL Approval - Full 22.12.2016 Delegated Decision</i>	<i>Mrs V Bracken</i>	<i>Replacement detached garage.</i>	<i>Hockley Place Rectory Road Frating</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number: 4722-11-4-3-1.

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

Frinton & Walton Town Council

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<i>16/01701/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr Max Rouse</i>	<i>Proposed single storey rear and side extension.</i>	<i>7 Elliots Drive Walton On The Naze</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No: 7ED - 002 Revision A.

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

<i>16/01729/FUL Approval - Full 22.12.2016 Delegated Decision</i>	<i>Mr William Gibbon - Walton & Frinton Yacht Trust LTD</i>	<i>Excavation and removal of part of yacht basin mole. Construction of steel UB and R.C. panel retaining wall, back filling with all spoil from excavation topped with hardcore and gravel to form car park extension.</i>	<i>Walton Yacht Basin Mill Lane Walton On The Naze</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: -

Un-Numbered Site Location Plan;
WYB 1 - Proposed removal of mole and extension to parking area;
WYB 2 - Typical section;

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

<i>16/01777/FUL Approval - Full 23.12.2016</i>	<i>Mr & Mrs Gay</i>	<i>Proposed rear extension to form conservatory, shower room and vehicular access from Walton Road.</i>	<i>White Rose Cottage 9 Walton Road Kirby Le Soken</i>
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Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990,

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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. GRC-01.

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

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

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

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

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

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

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

- 06 At no point shall gates be provided at the vehicular access. The access shall remain open and free for use in perpetuity.

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

- 07 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

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

<i>16/01800/FUL Approval - Full 22.12.2016 Delegated Decision</i>	<i>Mr Shaun Watcham</i>	<i>Proposed detached residential dwelling house with new vehicular access to Thorpe Road.</i>	<i>Land adjacent 182 Thorpe Road Kirby Cross</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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approved plans: -

Drawing No. 30 - Location Plan;

Drawing No. 31 - Site plan;

Drawing No. 32 - Ground and First Floor Plans;

Drawing No. 33 - South and West Elevations;

Drawing No. 34 - North and East Elevations,

Drawing No. 35 - Landscaping, and

Drawing No. 8A - Landscaping and Construction Method Statement

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

03 The external facing and roofing materials to be used shall be those specified on the submitted application form.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used, adjacent to a listed building.

04 The development shall take place in accordance with the submitted landscape plan, including the scheme of hard and soft landscaping works for the site, any proposed changes in ground levels and also the identified spread, girth and species of all existing trees, shrubs and hedgerows on the site and those to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

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

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

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

06 Prior to occupation of the development hereby permitted, the proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.7m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

07 Prior to the access hereby permitted being brought into use, a 1.5m. x 1.5m. pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that

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access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm. These splays must not form part of the vehicular surface of the access.

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

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

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

09 Prior to commencement of the development hereby permitted, a vehicular turning facility for motor cars and of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose.

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

10 Prior to the access hereby permitted being brought into use, vehicular visibility splays of 90m by 2.4m by 90m, as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

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

11 No development shall take place, including any works of demolition, until the approved Construction Method Statement has been implemented in full. The approved Statement shall be adhered to throughout the construction period, including:-

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

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

12 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the windows at first floor level in the east elevation 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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16/01844/OUT Approval - Outline 22.12.2016 Delegated Decision	Ms Libby Turner	Erection of single dwelling.	Land adjacent 8 Chartfield Drive Kirby Le Soken
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01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

03 No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

Kirby - 1101 - Site plan 1

Kirby - 1102 - Site plan 2

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

05 The reserved matters noted above, should include an appropriate level of car parking for residents and visitors, dependent upon the size of the dwelling, as defined in the Highway Authorities car parking Standards.

Reason - To avoid parking on the adjacent highway in the interests of highway safety.

06 Prior to the occupation of the development, the road/access drive at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4m metres by 33m metres to the north and south as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

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

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

08 The proposed location of the dwelling within the reserved matters referred to above, shall take account of the mature trees the subject of a Tree Preservation Order that are within, adjacent to or overhanging the site.

No development shall take place until the existing trees on the site have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - To ensure the health of the trees and their protection from injury during construction and in the interest of the visual amenity of the locality.

<i>16/01846/COUN OT Determination prior approval not required 23.12.2016 Delegated Decision</i>	<i>Aviadale Ltd</i>	<i>Change of use of the ground floor (former stores/post Office premises) to C3 residential use.</i>	<i>Village Stores Main Road Great Holland</i>
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<i>16/01907/TCA Approval - Full 20.12.2016 Delegated Decision</i>	<i>Dr Delaney</i>	<i>1 No. Mimosa - reduce by 35%. 1 No. Hawthorn - 30% reduction. 1 No. Yew - 3ft off all round. 1 No. Box - 4ft off height of tree.</i>	<i>Pightle Cottage 64 Third Avenue Frinton On Sea</i>
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<i>16/01928/TPO Approval - Full 20.12.2016 Delegated Decision</i>	<i>Occupier</i>	<i>1 No. Oak - front garden - 15% reduction.</i>	<i>White Lodge Clacton Road Great Holland</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/01929/TCA Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mrs A Basham</i>	<i>1 No. Beech - reduce by 50% (high pollard). 1 No. large Apple tree - reduce by 20%</i>	<i>18 Graces Walk Frinton On Sea</i>
<i>16/02019/TELLI C Deemed Consent 21.12.2016 Delegated Decision</i>	<i>Samantha Beckett</i>	<i>Installation of 1 no. OSCP cabinet.</i>	<i>O/S Former Martello Caravan Park Kirby Road Walton On The Naze</i>

Great Bentley Parish Council

No Determinations

Great Bromley Parish Council

No Determinations

Great Oakley Parish Council

No Determinations

Harwich Town Council

<i>16/01622/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr & Mrs J Tallowin</i>	<i>Proposed one and two storey rear extension</i>	<i>36 Ashley Road Dovercourt</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: 1609.3 - Location Plan; 1609.3/5 - Proposed Elevations; 1609.3/4 Proposed Floor Plans, and 1609.3/0 Proposed Block Plan.

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

03 The external facing and roofing materials to be used shall be those specified on the submitted application form.

Reason - This is a publicly visible building where matching materials are a visually essential requirement.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<i>16/01723/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Ms Stanford</i>	<i>Proposed single storey rear extension.</i>	<i>708 Main Road Harwich</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: Location Plans, Proposed Floor Plans, Proposed Elevations.

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

<i>16/01726/FUL Approval - Full 21.12.2016 Delegated Decision</i>	<i>Mr and Mrs R Bench</i>	<i>Proposed outbuilding with raised decking (following demolition of existing pre-fab garage).</i>	<i>76 Fronks Road Dovercourt</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

<i>16/01743/FUL Approval - Full 21.12.2016 Delegated Decision</i>	<i>Mr R Cruickshank</i>	<i>Proposed new three bedroom dwelling.</i>	<i>728 Main Road Harwich</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 1605.6/4, 1605.6/2A, 1605.6/3A and 1605.6/5.

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

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

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

04 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.

Lawford Parish Council

No Determinations

Little Bentley Parish Council

<i>16/01547/FUL Refusal - Full 22.12.2016 Delegated Decision</i>	<i>Mr J Summers</i>	<i>Proposed three bedroom detached house and garage.</i>	<i>Land adjacent Little Ashes Harwich Road Little Bentley</i>
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01 In this case, the proposal is located in a location outside of any defined settlement limits as defined by Policy QL1 of the Tendring District Local Plan 2007 as well as Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Saved Policy QL1 follows established principles for sustainable development and seeks to concentrate new development within established settlements. Elsewhere, only development which is consistent with countryside policies will be permitted.

It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable housing sites but the provision of a small scale residential development would make only a modest contribution to the supply for the district as a whole. As an adequate supply of land for housing cannot be demonstrated, paragraph 49 of the National Planning Policy Framework (NPPF) applies in relation to the three dimensions of sustainable development. The NPPF seeks to support a prosperous rural economy. It promotes sustainable transport and seeks a balance in favour of sustainable transport modes to give people a real choice about how they travel recognising that opportunities to maximise solutions will vary between urban and rural areas. With regard to the social dimension, this means supporting strong, vibrant and healthy communities by supplying the housing required to meet the needs of present and future generations and creating a high quality environment with accessible local services.

The site is located to the east of the settlement of Little Bentley, which is located approximately 950m away via rural lanes without any pedestrian infrastructure. Furthermore, due to the lack of facilities/services present in the village, in the saved Tendring District Local Plan (2007) Little Bentley does not have a Settlement Development Boundary. In the Council's "Local Plan Settlement Hierarchy" document (April 2016), Little Bentley, is identified as a smaller rural settlement with no primary school, no GP, no defined village centre or employment opportunities. Little Bentley is therefore classed as one of the District's lowest scoring

<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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settlements in terms of its sustainability credentials. Whilst there is a bus stop present within the village it is a hail and ride service and a two hourly service. Furthermore, the nearest rail station is at Great Bentley about 3.5 miles away. Consequently, due to the limited choice of transport modes future occupiers would be likely to rely on the use of private cars to access services.

The provision of a single dwelling would make a modest contribution to the provision of housing in the district. Nonetheless, the lack of access to day to day facilities means that the site would not be in a sustainable location, it is considered that the proposal would not meet the social role. These adverse impacts would significantly and demonstrably outweigh the benefits of the scheme. Overall the scheme would not be a sustainable form of development, and would not comply with the National Planning Policy Framework.

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

<i>16/01741/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr & Mrs J Willson</i>	<i>Proposed alterations and additions to bungalow.</i>	<i>29 Hazelwood Crescent Little Clacton</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 2 Revision C.

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

Little Oakley Parish Council

<i>16/01738/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr & Mrs Jewell</i>	<i>Roof design amendment to approval 16/01138/FUL.</i>	<i>71 Rectory Road Little Oakley</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following

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approved plans: Drawing 16 03 02 Rev C.

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

Manningtree Town Council

<i>16/01936/TCA Approval - Full 20.12.2016 Delegated Decision</i>	<i>Clare Ward</i>	<i>1 No. self-sown Bay - growing along boundary - fell</i>	<i>Fire Station Quay Street Manningtree</i>
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Mistley Parish Council

<i>15/01631/FUL Approval - Full 22.12.2016 Delegated Decision</i>	<i>Anglia Maltings (Holdings) Ltd and Gladedale Estates Ltd</i>	<i>Variation of condition 2 and 14 of planning application 12/00427/FUL to amend car park arrangements.</i>	<i>Thorn Quay Warehouse High Street Mistley</i>
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01 The development hereby permitted shall be begun before 26 June 2018.

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

02 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans drawing numbers, TQ201E, TQ-202E, 203C, 204C, 205D, 206D, 207D, 208D, 210E, TQ211E, TQ212E, TQ213E and 214 C.

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

03 No development shall take place within the application site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To allow proper investigation and recording of the site which is potentially of archaeological and historic significance.

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

Reason - The site lies in a prominent position within the Mistley and Manningtree Conservation Area and in close proximity to numerous listed buildings. High quality materials are therefore essential to ensure the development preserves or enhances the surrounding heritage assets.

05 No development shall be commenced until full details of the appearance and location of swift nests and bat roosts have been submitted to and agreed in writing by the Local Planning Authority, in accordance with paragraph 6.2.2 of the Extended Phase 1 Ecological

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Assessment and Bat Survey January 2012. The nests and roosts as agreed shall be installed prior to first occupation of the hereby approved development.

Reason - The site is adjacent to the Stour estuary Special Protection Area, Ramsar site and Site of Special Scientific Interest. The estuary is a high quality foraging habitat for aerial feeding birds such as swift and for at least four bat species. The height and aspect of the new building provides opportunities for incorporating artificial, maintenance-free swift nests and bat roosts into the fabric of the building in the interests of providing habitat enhancement.

06 The hereby permitted warehouse and office shall only operate between the hours of 08.30 and 18.00 Monday to Friday, 09.00 to 13.00 Saturdays and not at any time on Sundays or Public Holidays.

Reason - To minimise noise nuisance and disturbance to adjoining and nearby residential properties.

07 The hereby approved warehouse shall be used for Class B8 uses only and for no other purpose including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To prevent the permitted change of use to Class B1 (business and light industrial) and to retain the warehouse in storage and distribution use in the interests of supporting port uses in the area.

08 No goods, materials or containers shall be stored, stacked or deposited on the site outside of the hereby approved buildings, nor shall any commercial activities or processes (except for the loading and unloading of vehicles) be carried on outside the hereby approved buildings.

Reason - The site lies in a prominent position within the Mistley and Manningtree Conservation Area and in close proximity to numerous listed buildings. The external storage of goods would cause harm to the character, appearance and setting of surrounding heritage assets. The carrying out of commercial activities or processes outside of the hereby approved buildings would be likely to result in harm to residential amenity in terms of noise disturbance.

09 Prior to occupation of the hereby approved development a comprehensive Flood Evacuation Plan shall have been submitted to and approved in writing by the Local Planning Authority for the office, warehouse and dwellings. Development shall only be carried out in accordance with the approved details. The Flood Warning and Evacuation Plans shall remain live documents and be updated where required.

Reason - The site lies within Flood Zone 3 at high risk from flooding and a detailed evacuation plan is essential to safeguard future occupiers of the development.

10 Prior to commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed within the scheme.

Reason - To enhance the sustainability of the development through better use of water, energy and materials.

11 No demolition work shall take place outside the hours of 09:00 to 18:00 Monday to Friday, and

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09:00 to 13:00 Saturdays, and at no time on Sundays and public holidays.

Reason - In the interests of minimising noise disturbance to nearby residential properties.

12 No construction work shall take place outside the hours of 07:00 to 19:00 Monday to Friday, and 08:00 to 13:00 Saturdays, and at no time on Sundays and public holidays.

Reason - In the interests of minimising noise disturbance to nearby residential properties.

13 No development shall be commenced until details of the means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding on this site which lies within Flood Zone 3 (high risk).

14 The car, motorcycle and cycle parking including spaces for the mobility impaired as shown on drawing numbers TQ201E and TQ202E shall have been hard surfaced, sealed and marked out in parking bays prior to first occupation of the hereby approved development. The parking areas shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

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

15 No development shall take place, including any works of demolition, until details of an onsite parking facility for demolition and construction workers and all vehicles, a loading and unloading area for demolition and construction materials and a turning facility suitable for the largest vehicle attracted to or generated by the sites activities during the demolition, construction and fitting out phases, being provided entirely clear of the limits of the highway, shall be submitted to and approved in writing by the Local Planning Authority and that facility shall be maintained during the periods of demolition and construction.

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

16 No development shall take place, including any works of demolition, until details of a wheel and underbody cleaning facility within the site and adjacent to the egress onto the highway have been submitted to and approved in writing by the Local Planning Authority and that facility shall be maintained during the periods of demolition and construction.

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

17 No development shall take place, including any works of demolition, until a Demolition and Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Demolition and Construction Management Plan shall be adhered to throughout the demolition and construction period. The Statement shall provide for (please also see notes for guidance):

- i. dust and noise control measures
- ii. the parking of vehicles of site operatives and visitors
- iii. wheel and underbody washing facilities
- iv. loading and turning facilities

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - In the interests of residential amenity to reduce dust and noise; and in the interests of highway safety to ensure that on-street parking of these vehicles in the adjoining streets does not occur and materials are not carried out onto the highway.

18 Prior to first occupation of the hereby approved development, the vehicular access arrangements and improved pedestrian facilities (build outs) from the Swan Basin shall be provided in strict accordance with the details shown at Appendix 7 of the Transport Statement August 2015.

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

19 Prior to first occupation of the hereby approved development details of a Transport Information and Marketing Scheme for sustainable transport shall have been previously submitted to and approved in writing by the Local Planning Authority. The Transport Information and Marketing Scheme shall be implemented as approved.

Reason - In the interests of promoting sustainable development and transport.

20 No development shall be occupied until such time as two bus stops and shelters, level entry kerbing, posts and flags and any accommodation works to the highway have been provided between the junction of New Road (B1352) and the High Street and the High Street and School Lane Mistley, in accordance with details to have been previously agreed in writing by the Local Planning Authority.

Reason - To make adequate provision for the additional passenger transport generation as a result of the hereby approved development, in the interests of promoting an accessible and sustainable development.

21 If methane or other hazardous gases are found after development has commenced, no further development shall be carried out on that part of the site until it has been reported in writing immediately to the Local Planning Authority. Full details of a programme of testing for methane and other hazardous gases by a specialist practitioner shall be submitted to and approved in writing by the Local Planning Authority.

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 hazardous gases are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

22 If unexpected contamination is found after development has commenced, no further development shall be carried out on that part of the site affected by the unexpected contamination until it has been reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken in accordance with the requirements of paragraph 1 below and, where remediation is necessary, a Remediation Scheme shall be prepared in accordance with the requirements of paragraph 2 below and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Scheme as may be approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph 3 below. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this paragraph have been satisfied.

1. Site Characterisation - An investigation and risk assessment, in addition to any assessment

provided within the planning application, shall be carried out in accordance with a scheme to assess the nature and extent of any contamination of the site. The investigation and risk assessment shall be undertaken by a competent person and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; and
- (iii) an appraisal of options for remediation and a proposal with preferred option(s). This appraisal shall be conducted in accordance with the Environment Agency Model Procedures for the Management of Land Contamination (CLR 11).

2. Submission of Remediation Scheme - A detailed Remediation Scheme to ensure that the site is suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works of remediation to be undertaken, remediation objectives and criteria, timetable of works and related site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the use of the land after remediation.

3. Implementation of Approved Remediation Scheme - The Remediation Scheme required under paragraph 2 above shall be carried out in accordance with its terms prior to the commencement of any works of construction on site unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing a minimum of two weeks prior to commencement of the remediation scheme works of the date that the remediation works will commence. Following completion of the measures identified in such approved Remediation Scheme, a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority.

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.

23 The windows in the East elevation as annotated as Obscure Glazed on drawing numbers TQ213E, 203 C, 204 C and 205 D shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The 1.7 metre high and 1.4 metre high third floor balcony screens as shown on drawing numbers TQ213E and 206 D shall be constructed in obscure glass or plastic, the appearance of which shall have been previously approved in writing by the Local Planning Authority, 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 at Number 1 Maltings.

24 Prior to occupation of the hereby approved development the sound insulation measures detailed at paragraphs 5.2 and 5.3 of the Noise and Vibration Assessment dated 10/04/2012 (relating to specification of glazing, air bricks, trickle vents, balcony screens and soffits) shall have been installed and shall be retained as approved thereafter.

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Reason - In the interests of minimising noise from road traffic on the High Street and Port activities on the quayside for the future occupants of the hereby approved development.

25 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include the communal landscaped gardens and areas of hardsurfacing. All hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - This is a publicly visible building within the Mistley and Manningtree Conservation Area where an appropriate landscaping scheme is a visually essential requirement, and to ensure the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the surrounding area.

26 Before any development is commenced on site precise details of the existing site levels, proposed site levels and finished floor level and eaves and ridge heights of the hereby permitted building in relation to site levels within adjacent sites and floors, eaves and ridge levels of neighbouring property shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented as approved unless the Local Planning Authority first gives written approval to any variation.

Reason - In the interests of visual amenity and privacy.

27 No floodlighting or other means of external lighting shall be installed until details of the illumination scheme have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and on surrounding wildlife.

28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no solar panels shall be erected on the walls or roof of the hereby approved development except in accordance with drawings showing the design and siting of such features which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the Mistley and Manningtree Conservation Area and in close proximity to a number of listed buildings.

29 The refuse stores as shown on drawing numbers TQ201E and TQ202E shall be provided prior to first occupation of the hereby approved development and shall be retained for that sole purpose thereafter.

Reason - To ensure there is adequate provision of waste storage in the interests of visual amenity, residential amenity and public health.

30 The hereby permitted development shall not be occupied until a fibre optic broadband connection installed on an open access basis and directly accessed from the nearest British Telecom exchange, incorporating the use of resistant tubing, has been installed at the site, in

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accordance with details that shall be submitted and approved, in writing, by the Local Planning Authority.

If the applicant is unable to achieve this standard of connection, and can evidence through consultation with British Telecom, that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 24mbps) wireless service will be considered acceptable.

Reason - To ensure the development is able to be equipped with high speed broadband.

<i>16/01301/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr & Mrs Crouch</i>	<i>Single storey front infill porch.</i>	<i>Four Winds 10 Long Road Mistley</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing: Plans Elevations and sections.

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

<i>16/01908/TPO Approval - Full 20.12.2016 Delegated Decision</i>	<i>Cochrane Tree Services - Mr M Cochrane</i>	<i>Re-pollard 5 Limes trees back to previous point.</i>	<i>4 Rosewood Park Mistley</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

<i>16/01514/FUL Approval - Full 21.12.2016 Delegated Decision</i>	<i>Mr & Mrs Stock</i>	<i>Proposed conversion of former poultry unit to holiday lets (including new vehicular access).</i>	<i>Bushwood Rectory Road Weeley Heath</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 holiday lets shall be used for the provision of holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The duration of any person's stay shall not exceed 28 consecutive days.

Reason - To prevent the use of the site for permanent accommodation in the interests of the tourism economy and local community infrastructure.

03 Prior to the commencement of development a scheme of hard and soft landscaping works for the site shall have been submitted to and approved in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction."

Reason - In the interests of the visual amenity of the countryside.

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

Reason - In the interests of the visual amenity of the countryside.

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

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

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

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

07 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.

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08 The development hereby permitted shall be carried out in accordance with the following approved plans: BWH/1 C, Amended Block Plan (Received 14th December 2016), BWH/2 and BWH/1 B.

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

<i>16/01733/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr Andy Harman</i>	<i>Proposed new vehicular access, access road, parking for 10 vehicles, turning head and landscaping on land belonging to St Osyth Boatyard.</i>	<i>St Osyth Boatyard Mill Street St Osyth</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 Prior to the first use of the new access, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 90 metres to the North and South, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

03 Prior to the first use of the new access, the vehicular parking and turning facility, as shown on the submitted plan, shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

04 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.

05 The 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 less than 4.8 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

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

06 At no point shall gates be provided at the vehicular access. The access shall remain open and free for use in perpetuity.

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

07 No works in connection with the proposed development shall commence until such time as details of a solid boundary feature to measure no more than 900mm in height and to be placed between the new vehicular access road and the existing Public Footpath whilst retaining the footpath at no less than 2m in width has been agreed with the Local Planning Authority. Prior to the first use of the new access this feature shall be provided entirely at the Developer's expense.

Reason - To ensure the new vehicular access route does not result in vehicles driving along the line of the existing public footpath which would be detrimental to pedestrian safety.

08 Ground levels shall be not raised over existing levels anywhere within the application site.

Reason - To minimise the risk of additional flooding or alteration of the functional flood plain.

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

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

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

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

11 The removal of any vegetation shall only be carried out outside of the bird nesting season (October to February inclusive).

Reason - To ensure the protection of birds potentially nesting on site and reptile utilising the grassed areas.

12 Prior to the new access being brought into use details of the enclosure to the bin store located adjacent to Point Clear Road shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be retained thereafter.

Reason - To suitably screen the bins from view in the interests of preserving the conservation area setting.

13 The development hereby permitted shall be carried out in accordance with the following approved plans: 351/B and 351/A.

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

<i>16/01780/FUL Approval - Full 19.12.2016 Delegated Decision</i>	<i>Mr Robert Clarke</i>	<i>Sitting of 3 x Armadilla Glamping Pods on an area paddock land.</i>	<i>Lee Wick Farm Lee Wick Lane St Osyth</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 Prior to the commencement of development a scheme of hard and soft landscaping works for the site shall have been submitted to and approved in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction."

Reason - In the interests of the visual amenity of the countryside.

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

Reason - In the interests of the visual amenity of the countryside.

04 No equipment for the amplification of sound and/or the playing of music shall be operated from the site.

Reason - In the interests of the residential amenity.

05 The glamping pods shall be used only for the provision of holiday accommodation and shall not be occupied as a person's sole or main place of residence. The duration of any person's stay shall not exceed 28 consecutive days.

Reason - To prevent the use of the site for permanent accommodation in the interests of the tourism economy and local community infrastructure.

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

Reason - For the avoidance of doubt as to the function of the area and the efficiency of vehicle parking.

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07 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.

08 The development hereby permitted shall be carried out in accordance with the following approved plans: Block/Site Plan (Scale 1:500) and A12 Xtraroom Information (Armadilla Pods) plans.

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

<i>16/01853/HHPN OT HHPN - Prior Approval Not Required 22.12.2016 Delegated Decision</i>	<i>Clive Long</i>	<i>Single storey rear extension, 4.950m depth and 2.780m in height.</i>	<i>32 Dumont Avenue St Osyth</i>
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01 Drawing No. 01 Revision F

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

<i>16/01672/FUL Approval - Full 20.12.2016 Delegated Decision</i>	<i>Mr & Mrs Day</i>	<i>Single storey rear extension built on footprint of existing conservatory.</i>	<i>Maples Tendring Road Thorpe Le Soken</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. DTR-01 Revision B.

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

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16/01977/AGRIC Determination prior approval not required 20.12.2016 Delegated Decision	Mr James Butterfield - F and E Butterfield and Son	Proposal to erect a modern farm building to be used for agricultural storage.	Barnards Farm Colchester Road Thorpe Le Soken

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

Thorrington Parish Council

16/01767/FUL Approval - Full 21.12.2016 Delegated Decision	Mr Paul Harding	Retrospective application for change of use of land to residential use and erection of single storey flat roof garage.	Land rear of Brook Cottage and Westside Tenpenny Hill Thorrington
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Title Number EX573190', 'Garage - Replacing Stable - Deep Dene Tenpenny Hill, CO7 8JB' and drawing number 1.

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

- 02 Notwithstanding the provisions of Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no construction of any outbuildings shall be carried out except in complete accordance with details which shall previously have been approved, in writing, by the Local Planning Authority following the submission of a planning application for such development.

Reason - To ensure that the character of the development is retained and in this interests of visual amenity and neighbouring amenities.

Weeley Parish Council

16/01677/LBC Approval - Listed Building Consent 21.12.2016 Delegated Decision	Mrs Tracey Knights	Proposed conversion of existing outbuilding into ancillary accommodation/holiday let, and erection of an extension to the outbuilding to be used as a gym.	Tocketts Thorpe Road Weeley
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- 01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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

Reason - To ensure the materials used are sympathetic to the heritage asset and the setting of Tocketts.

03 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the new windows and doors and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to a curtilage listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building and the setting of Tocketts.

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 3730-04B, 3730-05A and 3730-08A.

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

<i>16/01678/FUL Approval - Full 21.12.2016 Delegated Decision</i>	<i>Mrs Tracey Knights</i>	<i>Proposed conversion of existing outbuilding into ancillary accommodation/holiday let, and erection of an extension to the outbuilding to be used as a gym.</i>	<i>Tocketts Thorpe Road Weeley</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 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure the materials used are sympathetic to the heritage asset and the setting of Tocketts.

03 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the new windows and doors and their surrounds to be used and indicating; materials, cross

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sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to a curtilage listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building and the setting of Tocketts.

04 The provision of holiday accommodation/ancillary accommodation and shall not be occupied as a person's sole or main place of residence. The duration of any person's stay shall not exceed 28 consecutive days.

Reason - To prevent the use of the site for permanent accommodation in the interests of the tourism economy and local community infrastructure.

05 The development hereby permitted shall be carried out in accordance with the following approved plans: 3730-04B, 3730-05A and 3730-08A.

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

<i>16/01679/FUL Approval - Full 23.12.2016 Delegated Decision</i>	<i>Mrs Tracey Knights</i>	<i>Propose erection of replacement 'covered- link' building, following demolition of existing.</i>	<i>Tocketts Thorpe Road Weeley</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 3730-07A, 3730-09, 3730-02, 3730-03 and 3730-06A and 3730-01.

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

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

Reason - To ensure the materials used are sympathetic to the heritage asset and the setting of Tocketts.

04 Before any work is commenced drawings to a scale of not less than 1:20 fully detailing the new windows and doors and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

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Reason - The application relates to a curtilage listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building and the setting of Tocketts.

<i>16/01680/LBC Approval - Listed Building Consent 23.12.2016 Delegated Decision</i>	<i>Mrs Tracey Knights</i>	<i>Propose erection of replacement 'covered- link' building, following demolition of existing.</i>	<i>Tocketts Thorpe Road Weeley</i>
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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, 3730-09, 3730-07A, 3730-02, 3730-03, 3730-06A and 3730-01.

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

03 All new external and internal works and finishes shall match the existing building in respect of materials, methods, detailed execution and finished appearance.

Reason - To ensure the materials used are sympathetic to the heritage asset and the setting of Tocketts.

04 Before any work is commenced drawings to a scale of not less than 1:20 fully detailing the new windows and doors and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to a curtilage listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building and the setting of Tocketts.

<i>16/01778/FUL Approval - Full 22.12.2016 Delegated Decision</i>	<i>Mr Phil Taylor</i>	<i>Proposed construction of detached garage.</i>	<i>Red Bricks Colchester Road Weeley</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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02 The development hereby permitted shall be carried out in accordance with the following approved plans: Plans and Elevations of Proposed New Garage - 16-01-02 rev.B.

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

Wix Parish Council

<i>15/01721/FUL Approval - Full 23.12.2016 Delegated Decision</i>	<i>Mr Nigel Hargreaves</i>	<i>Continued use of land and buildings for parcel courier business (Class B8) and agricultural use.</i>	<i>Green Farm Oakley Road Wix</i>
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01 The portacabins shall be sited for a temporary time period expiring 3 years from the date of this planning permission. Upon the expiration of this time period the portacabins shall be removed from the site.

Reason - The portacabins are not of a suitable design for this rural location. A temporary permission is given to provide the applicant time to find a more permanent appearing and sympathetic solution in respect of office accommodation.

02 There shall be no storage of goods or materials outside the two approved buildings except within the area of the site as marked 'Pallet Storage' on the amended 1:500 scale layout plan numbered 797/2.

Reason - To retain control of the outside storage areas in the interests of safeguarding the visual amenity of the area and protecting the amenities of nearby residents to the site.

03 There shall be no unloading/loading of delivery vehicles outside the hours of 6am - 7pm Monday to Fridays, 6am - 12 noon on Saturdays and not at any time on Sundays or Public Holidays.

Reason - To protect the residential amenity of the residents of nearby dwellings in the evening and early mornings from possible noise disturbance from such activities.

04 No forklifts shall operate within the site unless they are fitted with white noise broadband reversing alarms at all times.

Reason - In the interests of residential amenity, as the use of white noise broadband reversing alarms are significantly less intrusive than traditional reversing beeps.

05 Within 3 months from the date of this planning permission, the service yard area shall be re-surfaced and repaired, including the filling in of any holes to reduce the noise from the forks of the lift truck hitting the floor. The service yard shall be maintained in a good state of repair to the satisfaction of the Local Planning Authority thereafter.

Reason - To reduce noise from the forks of the lift truck hitting the floor, in the interests of residential amenity.

06 This permission shall only authorise the use of the two buildings and yard in connection with a parcel courier business in the manner described in the application documents and on amended block plan drawing numbered 797/2, and for no other purpose in the Schedule to

the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification), and no further sub-division of the premises to form additional units shall be carried out without the express consent of the Local Planning Authority first having been obtained by an application made in that behalf.

Reason - To ensure the development is satisfactory in relation to the premises and its surroundings.

- 07 Within 3 months from the date of this permission, details of a soft landscaping scheme showing planting to the southern boundary of the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all proposed planting shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping details shall then be carried out during the next planting and seeding season (October - March inclusive) following the approval of such details. 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 provide a degree of screening to the southern boundary of the site in the interests of visual amenity.

- 08 The development hereby permitted shall be carried out in accordance with the following approved plans: Amended Block Plan no. 797/2 (Received 7th March 2016).

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

Wrabness Parish Council

No Determinations