

<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>17/00331/CMTR To be determined by another Authority 13.03.2017</i>	<i>Veolia ES (UK) Plc</i>	<i>Continuation of use as a waste transfer station without compliance with condition 2 (compliance with submitted details) attached to planning permission reference ESS/27/16/TEN, to allow an additional use of the site for overnight parking of associated heavy goods vehicles and trailers.</i>	<i>A120 Ardleigh Waste Transfer Station Colchester Eastern Bypass Ardleigh Colchester Essex CO7 7SL</i>
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Beaumont Parish Council

No Determinations

Bradfield Parish Council

<i>16/01077/FUL Refusal - Full 14.03.2017 Delegated Decision</i>	<i>Starglade Ltd - Mr A Forward</i>	<i>Use of land for stationing of twin unit mobile home for use as managers dwelling and site office.</i>	<i>Strangers Home The Street Bradfield Manningtree Essex CO11 2US</i>
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- 01 Policy EN3 of the Tendring District Local Plan 2007 states that 'new development which does not have a compelling functional need to be located in the Coastal Protection Belt, will not be permitted. The onus will be on the applicant to prove such a need, by showing that by reason of its critical operational requirements the development cannot be located outside the Coastal Protection Belt. Even where a compelling functional need is demonstrated, the development should not significantly harm the landscape character and quality of the undeveloped coastline'.

It is considered that the information provided is not sufficient to justify a compelling functional need as required by Policy EN3. It is considered that the use of the site does not make it essential for someone to live on site (especially as the use of the site as a touring campsite cannot occur all year round) and there is therefore an objection to the principle of this development. It is noted that the pub is currently closed but this does not mean that it will not re-open. Furthermore there are still outbuildings which have the potential to be used and also the use of other dwellings within the immediate local vicinity does not appear to have been investigated.

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<i>17/00221/AGRIC Determination prior approval not required 14.03.2017 Delegated Decision</i>	<i>Mr Richard Mitchell - B.L & J.E Mitchell and Sons</i>	<i>Proposed agricultural building.</i>	<i>Ragmarsh Farm Harwich Road Bradfield Manningtree Essex CO11 2XW</i>

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

Brightlingsea Town Council

<i>17/00071/FUL Approval - Full 15.03.2017 Delegated Decision</i>	<i>Miss S Peck</i>	<i>Erection of a two storey front extension.</i>	<i>102 Red Barn Road Brightlingsea Colchester Essex CO7 0SL</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. 1669/8

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

<i>17/00077/FUL Approval - Full 17.03.2017 Delegated Decision</i>	<i>M & L Davy Ltd</i>	<i>Use of land for storing boats, trailers and caravans on a year round basis.</i>	<i>Land at Lime Street Opposite rear of 71 Tower Street Brightlingsea Essex CO7 0AN</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Drawing Number - Un-numbered 1/1250 scale Location Plan, and;

Drawing Number - Un-numbered 1/500 scale Block Plan.

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

03 Prior to the use commencing, details of how the visual appearance and the ecological biodiversity of the site can be enhanced (including treatment of the boundary wall/gates, and landscaping) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme in relation to the wall/gates shall be carried out in its entirety prior to the use commencing and all new planting shall be carried out in the first planting season following the use commencing. Any plants which die or are otherwise removed within a period of five years, shall be replaced with plants of the same or similar species and size.

Reason - In order to ensure the appearance of the site is satisfactory and to help protect biodiversity.

04 No concrete or other hard surface shall be laid upon any part of the site.

Reason - In order to ensure the appearance of the site is satisfactory and to help protect biodiversity.

05 There shall be no caravans or boats or trailers moved to or from the site between the hours of 20.00 on any day and 08.00 on the following day.

Reason - The moving of caravans or boats or trailers between those hours would be harmful to the amenities of adjacent residents by virtue of noise and disturbance.

06 The storage of caravans and boats and their trailers shall be at ground level only and with no 'stacking' of such items.

Reason - In order to ensure that storage is not visually intrusive in its surroundings.

07 No liquefied petroleum gas or other highly flammable substance shall be stored at the site.

Reason - Such storage would be contrary to the provisions of the adopted Local Plan Policy BR4 c) and would be inappropriate adjacent to a residential area.

08 The site shall not be used for the sale, maintenance, or repair of caravans, boats and their trailers on a commercial basis.

Reason - The site is not suitable for such activities having regard to its proximity to residential properties in Tower Street which would otherwise be likely to suffer loss of amenity due to noise and inconvenience and the access limitations of Lime Street, which is an unmade private street with a badly potholed surface and limited width, providing access to residential properties.

09 There shall be no boats or trailers moved to or from the site between 1 November and 10 March in any calendar year.

Reason - Lime Street is an unmade private street with a badly potholed surface and limited width which also provides access to residential properties and becomes waterlogged, making access difficult for all users. The period identified allows for over- winter storage and avoids the period when the track is most likely to be waterlogged.

10 The site shall be used solely for the open storage of caravans and boats and their trailers and not for any other storage or business use, notwithstanding the provisions of Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

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Reason - The site lies within a Coastal Protection Belt, where the adopted Tendring District Local Plan (2007) Policy EN3 says new development which does not have a compelling functional need will not be permitted. Policy BR4 of the adopted Local Plan allows for use of sites to the east of Lime Street for the storage of caravans and boats and their trailers. Only the storage of caravans and boats and their trailers would be acceptable on this site, having regard to its rural characteristics and the access limitations of Lime Street, which is an unmade private street with a badly potholed surface and limited width, providing access to residential properties.

Clacton-on-Sea

<i>17/00096/FUL Approval - Full 17.03.2017 Delegated Decision</i>	<i>Mrs Ruddell</i>	<i>Replacement porch.</i>	<i>45 Kings Avenue Holland On Sea Clacton On Sea Essex CO15 5ES</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. 4878-1-1

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

<i>17/00239/HHPN OT HHPN - Prior Approval Not Required 15.03.2017 Delegated Decision</i>	<i>Mr Trevor Middleton</i>	<i>Proposed erection of a rear extension, 5m deep, 5m wide and 3.2m high, following demolition of existing extension.</i>	<i>47 Lancaster Gardens West Clacton On Sea Essex CO15 6QQ</i>
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01 Proposed Block Plan.

<i>17/00242/TPO Approval - Full 14.03.2017 Delegated Decision</i>	<i>Mr Tindle</i>	<i>1 No. Oak - corner of garden - remove stag heads, reduce by 20%.</i>	<i>14 Gerard Road Clacton On Sea Essex CO16 8FP</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

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standard.

<i>17/00373/TELLI C Deemed Consent 14.03.2017</i>	<i>Gary Hammond - NGA Planning</i>	<i>Removal of existing PCP shell and replacement with a larger capacity shell.</i>	<i>Aylesbury Drive S/O 1 Park Boulevard Holland On Sea Essex CO15 5QS</i>
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Elmstead Market Parish Council

<i>17/00027/OUT Approval - Outline 17.03.2017 Delegated Decision</i>	<i>A Eversted, J Walkers & R Naphine</i>	<i>Proposed 5 dwellings.</i>	<i>Avonleigh House Clacton Road Elmstead Colchester Essex CO7 7DA</i>
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01 The development hereby permitted shall be begun before the expiration of 2 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.

02 Application for the approval of Reserved Matters must be submitted 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.

03 No development shall be commenced until plans and particulars of "the Reserved Matters" referred to in the following conditions relating to the Appearance (including materials), Access, Landscaping (including a Tree Survey and Report in accordance with BS5837:2012 'Trees in relation to design, demolition and construction'), Layout and Scale have been submitted to and agreed 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 No development shall take place until precise details of the provision, siting, design and materials of screen walls and fences, have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - To ensure a satisfactory development of the site in the interests of amenity and residential amenities.

05 Prior to the proposed access being brought into use, minimum vehicular visibility splays of 2.4m x 90m as measured along, from and along the nearside edge of the carriageway, shall be provided to the east of the centre line of the access and shall be maintained in perpetuity

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free from obstruction clear to ground.

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.

06 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.

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

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

08 Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary

Reason - To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed, in the interests of highway safety.

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

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

10 No development or preliminary ground-works can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development shall be submitted to the Local Planning Authority.

Reason - The planning application has been identified as having the potential to harm designated and non-designated heritage assets with archaeological interest.

11 No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of archaeological fieldwork, as detailed in the mitigation strategy, which has been discharged by the Local Planning Authority.

Reason - The planning application has been identified as having the potential to harm designated and non-designated heritage assets with archaeological interest.

12 Following completion of the archaeological fieldwork, the applicant will submit to the Local Planning Authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

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Reason - The planning application has been identified as having the potential to harm designated and non-designated heritage assets with archaeological interest.

13 The reserved matters shall be for dwellings of a single storey height only.

Reason - In the interests of visual amenity and residential amenities.

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>16/02111/FUL Approval - Full 14.03.2017 Delegated Decision</i>	<i>Mr Andrew Ingrey</i>	<i>Rear extension to replace external toilet and store, and convert existing kitchen into hall and downstairs toilet.</i>	<i>13 Naze Park Road Walton On The Naze Essex CO14 8JN</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>17/00041/FUL Approval - Full 13.03.2017 Delegated Decision</i>	<i>Mr Trevor Thomas-Impey</i>	<i>Proposed single storey side/rear extension.</i>	<i>Popses 1 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EE</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. 1328-P4 Rev C, Drawing no. 1328-P1 Rev C, Drawing no. 1328-P2 Rev C and Drawing no. 1328-P3 Rev C

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

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<i>17/00238/TPO Approval - Full 14.03.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Reduce Cherry by 20%. 3 Holly trees to reduce and trim.</i>	<i>Forres The Esplanade Frinton On Sea Essex CO13 9AU</i>

01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

<i>17/00249/TCA Approval - Full 14.03.2017 Delegated Decision</i>	<i>Mr & Mrs Nash</i>	<i>1 No. Oak - rear boundary - pollard</i>	<i>Morae 3 Easton Way Frinton On Sea Essex CO13 9NU</i>
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<i>17/00340/LBC Application Withdrawn 17.03.2017 Delegated Decision</i>	<i>Chris Hill</i>	<i>Installation of ground mounted 8.5 kilowatt panel photovoltaic array.</i>	<i>Walton Hall Old Hall Lane Walton On The Naze Essex CO14 8LF</i>
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Great Bentley Parish Council

No Determinations

Great Bromley Parish Council

No Determinations

Great Oakley Parish Council

<i>16/01346/FUL Refusal - Full 17.03.2017 Delegated Decision</i>	<i>Mr & Mrs B Woods</i>	<i>Replacement dwelling, creation of garage, workshop and storage space and extension to curtilage.</i>	<i>3 Skighaugh Clacton Road Stones Green Harwich Essex CO12 5BY</i>
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01 The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Permission should be refused for

development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy HG12 of the Adopted Tendring Local Plan states that proposals for an extension to or a replacement of an existing dwelling outside the defined development boundaries of settlements will be permitted provided that the extension or replacement satisfies the general design criteria set out in Policies QL9 and QL10 and is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, is not visually intrusive, would not represent over-development of the site and would not adversely affect adjoining properties in terms of privacy and amenities.

The character of the surrounding area is typically rural, with the only residential dwellings being characterised as semi-detached, notably to the south-east as well as the application site itself. The existing pair of semi-detached properties make a positive contribution to the rural character of locality through their simple cottage style proportions incorporating modest cat-slide dormer windows and a low eaves level. The properties are well balanced and form a symmetrical pair of cottage style dwellings that sit well within their rural surroundings.

This proposal would result in the demolition of one half of the pair of semi-detached properties and its replacement with a detached dwelling. The proposed detached dwelling would consist of a higher eaves height than the existing properties and along with the inclusion of three pitched roofed dormers as oppose to the existing modest cat slide dormers and a deep projecting element to the rear, it would appear at odds with the traditional cottage style proportions of the pair of existing semi-detached dwellings.

As such the demolition of the existing property and its replacement with a detached dwelling incorporating unsympathetic elements would appear incongruous in this location and provide an unbalanced setting to the street scene to the significant detriment of the rural character and appearance of the area.

The development is therefore contrary to the National Planning Policy Framework and Policy HG12 of the Tendring District Local Plan.

Harwich Town Council

<i>17/00066/FUL Approval - Full 14.03.2017 Delegated Decision</i>	<i>Mr & Mrs David Williams</i>	<i>Proposed front extension (amendment to scheme approved under 16/00753/FUL).</i>	<i>10 Witch Elm Dovercourt Harwich Essex CO12 4UA</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: Sheet 1 Block Plan 1:500, Sheet 3 Proposed Elevations 1:100 and Sheet 4 Proposed Floor Layout 1:50.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00080/ADV Approval - Advertisement Consent 14.03.2017 Delegated Decision	JD Weatherspoon PLC	Proposed five fascia signs, one projecting or hanging sign and two other signs.	60 Kingsway Dovercourt Harwich Essex CO12 3JR

01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

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

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

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

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

03 The proposed light source shall be so positioned and shielded, in perpetuity, to direct light towards the proposed advertisement sign and away from the Highway.

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

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

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

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highway safety.

- 05 The proposed projecting sign shall afford minimum headroom of 3.62 metres above the footway.

Reason - For the avoidance of doubt and to ensure the unimpeded passage of pedestrians and cyclists, in the interests of highway safety.

- 06 The maximum projection of sign G shall be 0.8 metres.

Reason - For the avoidance of doubt in the interests of highway safety.

<i>17/00241/TPO Approval - Full 14.03.2017 Delegated Decision</i>	<i>Mr D Marvan</i>	<i>T1 Sycamore, T2 Sycamore - reduce by 40%, remove ivy and dead branches. Lift lower branches to approximately 10 ft.</i>	<i>36 Cliff Road Dovercourt Harwich Essex CO12 3PP</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.

Lawford Parish Council

No Determinations

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

<i>17/00026/FUL Approval - Full 17.03.2017 Delegated Decision</i>	<i>Mr & Mrs A Ong</i>	<i>Proposed loft conversion with three front pitched roof dormers.</i>	<i>10 St Osyth Road East Little Clacton Clacton On Sea Essex CO16 9PH</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Drawing No 01 Rev A - Location Plan, Block Plan, Floor Plans and Elevations - Amended Plan received on 7 March 2017.

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

Little Oakley Parish Council

No Determinations

Manningtree Town Council

<i>17/00240/TCA Approval - Full 14.03.2017 Delegated Decision</i>	<i>Mrs H Watson</i>	<i>1 No. Silver Birch - reduce by 50%</i>	<i>25 Mill Lane Manningtree Essex CO11 1DQ</i>
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Mistley Parish Council

<i>17/00082/FUL Approval - Full 17.03.2017 Delegated Decision</i>	<i>Miss Emily Young</i>	<i>Addition of cladding to rear side single storey element.</i>	<i>1 California Road Mistley Manningtree Essex CO11 1HT</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: Dwg No. LPS292 1.1 Rev 00

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

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

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16/01869/FUL Approval - Full 13.03.2017 Delegated Decision	D. Ellacott & C Phillips	Erection of two detached dwellings.	Land adjacent 98 Point Clear Road St Osyth Essex CO16 8JA

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 0086_CD_01 - Location Plan - Received on 16 Nov 2016;

Drawing No 0086_DD_01 Rev A - Block plan 1/500 - Received on 26 Jan 17;

Drawing No 0086_DD_02 Rev A - Site Plan 1/200 - Received on 26 Jan 17;

Drawing No 0086_DD_04 Rev A - Plot 1 Elevations - Received on 16 Nov 2016;

Drawing No 0086_DD_03 Rev A - Plot 1 Plans - Received on 16 Nov 2016;

Drawing No 0086_DD_05 Rev A - Plot 2 Plans - Received on 16 Nov 2016, and

Drawing No 0086-DD-06 Rev A - Plot 2 Elevations - Rec'd 12 Jan 17.

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

03 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. The scheme shall include a timetable for implementation of the planting, and the development shall be carried out in full accordance with the approved scheme. Any planting which dies within the first 5 years following its implementation shall be replaced with similar planting at the first available planting season.

Reason - The site is a sensitive one on the edge of the settlement. As the site currently contains numerous trees that would be lost, it is important that landscaping details are approved prior to work commencing.

04 No development shall take place within the area shown as Plot 2 on Drawing No 0086_DD_02 Rev A until the proposed access along the eastern boundary of the site has been completed and is available for use.

Reason - To ensure access to the property known as Waterside is available at all times in the interest of highway safety.

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05 Prior to the commencement of the development hereby permitted, each of the proposed vehicular accesses shall be constructed at right angles to the highway boundary and shall be provided with an appropriate 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.

06 Prior to the accesses 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 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, in the interests of highway safety.

07 No unbound materials shall be used in the surface treatment of the proposed vehicular accesses 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.

08 Prior to the occupation of the development hereby permitted, the vehicular turning facility shown on the approved plans, 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.

09 Prior to the accesses hereby permitted being brought into use, vehicular visibility splays of 2.4m x 90m as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of those accesses 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.

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

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- 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 and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00391/TELLI C Deemed Consent 14.03.2017 Delegated Decision	Cat Surveys	Installation of DSLAM cabinet.	Street Record Chapel Lane St Osyth Essex CO16 8RR

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

16/01659/FUL Approval - Full 14.03.2017 Delegated Decision	Mr & Mrs M Sullivan	Extension and alterations.	The Gazebo Abbey Street Thorpe Le Soken Clacton On Sea Essex CO16 0JN
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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. 4843-1-4, 4843-2-3 and Tree Survey dated 12th February 2017.

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

03 No development shall take place until the existing trees on the site as shown on the submitted Tree Survey, and as shown to be retained on the Draft Tree Protection Plan, 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 enable existing landscaping to be protected and retained in the interests of visual amenity and preserving the character and appearance of the Conservation Area.

04 No development shall take place until details of replacement semi mature trees of a species and planting location to be previously agreed in writing with the Local Planning Authority has been approved. The replacement trees shall be planted in the next planting season or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority. Any trees dying or becoming severely damaged within 5 years shall be replaced with trees of appropriate size and species during the first planting season, or in accordance

<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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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 replace the 2 Horse Chestnuts and Ash removed as a result of the proposal in the interests of visual amenity and preserving the character and appearance of the Conservation Area.

Thorrington Parish Council

No Determinations

Weeley Parish Council

No Determinations

Wix Parish Council

<i>16/01817/FUL Approval - Full 15.03.2017 Delegated Decision</i>	<i>Mr John Hinson</i>	<i>Dropped kerb.</i>	<i>3 Minters Cottages Harwich Road Wix Manningtree Essex CO11 2RY</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 plan: 'Site Plan/Block Plan of CO11 2RY' scale 1:500.

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

03 Prior to the first use of the hereby approved dropped kerb, 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.

Wrabness Parish Council

No Determinations