

Alresford Parish Council

No Determinations

Ardleigh Parish Council

No Determinations

Beaumont Parish Council

<i>17/00411/FUL Approval - Full 08.06.2017 Delegated Decision</i>	<i>Mr & Mrs Traynor</i>	<i>Proposed first floor rear extension.</i>	<i>Bricklayers Cottage Swan Road Beaumont Clacton On Sea Essex CO16 0AN</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

No Determinations

Clacton-on-Sea

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/01250/OUT Approval - Outline 08.06.2017 Committee Decision</i>	<i>Mr Kevin Britton</i>	<i>Hybrid planning application comprising: - Detailed application for foodstore (A1), hotel (C1), family public house (A3/A4), restaurants (A1/A3/A5), retail warehouse units (A1), picker's ditch major open space and associated access, landscaping, car parking and associated works. - Outline application for residential (C3) and employment development (B1 (a), (b), (c)) and associated access, landscaping, car parking and associated works (all matters reserved except access).</i>	<i>Brook Park West Land West of A133 Brook Park West Roundabout Clacton On Sea Essex</i>

- 01 The development hereby permitted shall be carried out in accordance with the Site Location Plan 1525/PA01 and the Parameters Plan 1525/PA03 and in general conformity with the Proposed Indicative Masterplan 1525/PA04.

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

- 02 No development shall commence until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall define 'phases' of the development that reflect the uses shown on the approved Parameters Plan 1525/PA03 and Indicative Masterplan 1525/PA04, and shall set out an indicative order and timescales for their implementation, including details for the delivery of associated infrastructure including highways, pedestrian linkages and connections, and utilities. The development shall be carried out in accordance with the details of the Phasing Plan as approved.

Reason - To ensure that the scheme is brought forward in a timely and comprehensive manner in the interests of proper planning, highway safety and amenity. Given the scale and mixed-use nature of the development, the definition of phases will also enable more specific planning conditions to be discharged, as appropriate, on a phase-by-phase basis to assist in the timely delivery of the whole scheme.

- 03 No development or preliminary groundworks shall commence within any of the agreed phases of the development until a programme of archaeological evaluation work, involving geophysical survey followed, as necessary, by trenching for the relevant phase or phases, has been secured and implemented in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. Should the results of evaluation warrant additional excavation, mitigation or recording, this shall be conducted in accordance with a further Written Scheme of Investigation submitted to and approved in writing by the Local Planning Authority.

Reason - The proposed development is located within an area with potential for below ground archaeological deposits and the development could result in harm to non-designated heritage

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assets with archaeological interest.

- 04 No development shall commence within any of the agreed phases of the development until a detailed surface water drainage scheme for the relevant phase or phases of the development, based on sustainable drainage principles and the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to the occupation of development within the relevant phase(s).

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, ensuring the effective operation of SuDS features for the lifetime of the development, provide mitigation of any environmental harm to the local water environment and to avoid increased flood risk and pollution hazard from the site.

- 05 No development shall commence within any of the agreed phases of the development until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during the construction works and prevent pollution, for the relevant phase or phases of the development, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason - To minimise flood risk during construction works.

- 06 No development shall commence within any of the agreed phases of the development until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, for the relevant phase or phases of the development, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 07 The applicant/developer or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan for the surface water drainage system. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 08 No development shall commence within any of the agreed phases of the development until a foul water strategy for the relevant phase or phases of the development has been submitted to and approved in writing by the Local Planning Authority. None of the development shall be occupied or come into use until the works have been carried out in accordance with the foul water strategy so approved, unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

- 09 No development shall commence within any of the agreed phases of the development until a Construction Method Statement for the relevant phase or phases of development has been submitted to and approved, in writing, by the Local Planning Authority. The statement shall include details of:

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- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoardings;
- e) Wheel washing facilities;
- f) HGV route plan;
- g) Measures to control the emission of dust and dirt during construction;
- h) Noise monitoring;
- i) Construction site lighting;
- j) A scheme for storing; recycling and disposing of waste resulting from demolition and construction works; and
- k) Construction work hours.

Reason - To control the construction phase in the interests of highway safety and to protect amenities of the occupiers of nearby residential properties.

- 10 No development shall be occupied or shall come into use until the following have been provided or completed:
- a) a fourth arm off the A133/Britton Way Roundabout to provide access to the proposal site, the details of which will have first been agreed with the Local Planning Authority;
 - b) the upgrading of the pelican crossing in St. John's Road (in the vicinity of the link to Pathfields Road) to a toucan crossing and upgrading of the pedestrian link located immediately west of the pelican crossing to enable its use by cyclists between St. John's Road and Crome Road, the details of which will have first been agreed with the Local Planning Authority;
 - c) a minimum 2no. electric car charging points/parking spaces and infrastructure that would not prejudice the installation of further charging points in the future.

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

- 11 No development shall commence within any of the agreed phases of the development until details of the location and specification of new bus stops and on-site bus turn around and/or layover facilities (temporary and/or permanent) serving the development have been submitted to and approved in writing by the Local Planning Authority. The bus stops and associated facilities shall be delivered in accordance with the approved details before the occupation of the relevant phase or phases of the development.

Reason - To ensure the development is accessible by more sustainable modes of transport including public transport.

- 12 All pedestrian routes within the development shall be provided as pedestrian and cycle routes.

Reason - To ensure the development is accessible by more sustainable modes of transport including walking and cycling.

- 13 No development shall commence within any of the agreed phases of the development until an Ecological Management Plan for the relevant phase or phases has been submitted to, and approved in writing by the Local Planning Authority. The Ecological Management Plan will reflect the recommendations contained within the Ecological Appraisal by Aspect Ecology dated July 2016 (Ref: ECO2312.EcoAp2016.vf1). The development will be implemented in

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line with the measures contained within the Ecological Management Plan so approved.

Reason - In order to safeguard protected wildlife species and their habitats and in the interests of biodiversity and to ensure best practice measures are used on the site during both the construction and occupation phases of the development to minimise the impact on birds and wildlife and to promote biodiversity.

14 No development shall commence within any of the agreed phases of the development until a Landscape Management Plan for the relevant phase or phases of the development has been submitted to, and approved in writing by, the Local Planning Authority. The Landscape Management Plan(s) shall include design objectives, management responsibilities and maintenance schedules for the landscaped elements of the development. The development shall be implemented and thereafter maintained in line with the details and timescales in the approved plan.

Reason - To ensure proper planning, management and maintenance of the approved landscaping; landscaped areas; Sustainable Urban Drainage Features; public open space; amenity space and play areas and equipment in the interests of amenity; sustainability and the character and appearance of the area.

15 No development shall commence within any of the agreed phases of the development until a scheme of hard and soft landscaping for the relevant phase or phases has been submitted to, and approved in writing by, the Local Planning Authority. This will include a timetable for implementation and completion; and proposed changes in ground levels. The scheme(s) will also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate measures for their protection (during construction phase and thereafter) 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 hard and soft landscaping will be implemented in accordance with the approved scheme(s).

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

16 The approved landscaping works (referred to in Condition 15) shall be carried out during the first planting and seeding season (October to March inclusive). Any trees or shrubs which, within a period of five years of being planted die, are removed, or are seriously damaged shall be replaced by the owner of the land on which the specific trees or shrubs are located. This will occur in the next planting season with other trees or shrubs of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

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

17 Within six months of the commencement of the development, full details of the proposed improvements to the A133 underpass shall submitted to and approved in writing by the Local Planning Authority. These will include provisions to improve the safety, security and appearance of the route. The improvements shall be carried out in accordance with the details so approved prior to the first occupation of any phase of the development.

Reason - In order to prevent crime and create a safer and more attractive route for the continuation of the Picker's Ditch Walkway, and improve pedestrian accessibility to the scheme.

18 Notwithstanding the details submitted with the application, no development shall commence

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within any of the agreed phases of the development until the following details for that phase or phases, including a timetable for installation where necessary, have been submitted to and agreed in writing by the Local Planning Authority:

- a) CCTV;
- b) All external lighting, including details or measures to minimise potential light pollution to adjoining residential properties in the future;
- c) All external plant and machinery;
- d) Boundary treatments, including the siting, height, design, and materials of all boundary walls and fences which face onto public spaces/roads including engineering and facing material details of all retaining walls;
- e) Outside storage of goods, materials or containers shall be stored, stacked or deposited, on the site outside the buildings hereby permitted;
- f) A recycling collection point; and,
- g) A service management plan (specifying delivery times and the means of securing and managing the car parking areas).

The development shall be implemented in accordance with the approved details.

Reason - In order to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the general privacy of future neighbouring residential properties.

- 19 Prior to the commencement of development within any of the agreed phases of the development, a Local Recruitment Strategy for the relevant phase or phases shall be submitted to and approved in writing by the Local Planning Authority. The Local Recruitment Strategy will include details of how the applicant and operators shall use their reasonable endeavours to promote and encourage the recruitment of employees, contractors and other staff in the locality of the application site during the site's construction and occupation.

Reason - To promote and encourage the recruitment of employees, contractors and other staff in the locality of the application site.

- 20 The development hereby permitted in full, consisting of the foodstore (A1), hotel (C1), family public house (A3/A4), restaurants (A1/A3/A5), retail warehouse units (A1), picker's ditch major open space and associated access, landscaping, car parking and associated works 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.

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

Foodstore (A1)

- o Proposed Ground Floor - 15-1517/009a, 1:100@A1
- o Proposed First Floor - 15-1517/010a, 1:100@A1
- o Proposed Elevations - 15-1517/011b, 1:100@A1
- o Proposed Roof Plan - 15-1517/012, 1:100@A1
- o Proposed Site Plan - 15-1517/008G, 1:200@A1
- o High Level Window Sections and Elevations - LD-SG-06 Rev 04, 1:50 and 1:5@A1

Restaurant (A1/A3)

- o Plans and Elevations - 10819/CO/100 Rev A - 1:100@A1 Restaurant (A3/A5)
- o Block Plan - 7138-SA-8470- P002C, 1:500@A3
- o Proposed Site Layout Plan - 7138-SA-8470-P004C, 1:200@A1

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- o Proposed Elevations & Sections - 7138-SA-8470-P005A, 1:100@A1
- o Proposed Ground Floor and Roof Plans - 7138-SA-8470-P006A, 1:100@A1
- o Proposed Site Layout Plan - Site Signage - 7138-SA-8470-P008B, 1:200@A1
- o Signage Elevations - 7138-SA-8470-P009A, 1:100@A1
- o Proposed Site Layout Plan - Drive Totem - 7138-SA-8470-P022B, 1:200@A1
- o COD and Canopy Photo
- o COD DT Canopy Plan, 1:20@A4
- o Outdoor Climb Plan - E0004
- o Timber Knee Rail Detail
- o Play Frame Elevations - 7138-SA-8470-P012A, 1:50@A3

Family Public House (A3/A4)

- o Proposed Ground Floor Layout - H8702/51, 1:100@A3
- o Proposed First Floor Layout - H8702/52, 1:100@A3
- o Proposed Roof Plan - H8702/53, 1:100@A3
- o Proposed Elevations - H8702/54, 1:100@A1
- o Site Plan - H8702/55 Rev D, 1:500@A3
- o Proposed Section - H8702/57, 1:50@A1
- o Auto Tracking - H8702/59 Rev A, 1:500@A3
- o Soft Landscaping Scheme - H8702/58 Rev A, 1:500@A3

Hotel (C1)

- o Proposed Ground and First Floor Plan - H8702/61 Rev B, 1:100@A1
- o Proposed Roof Plan - H8702/63 Rev B, 1:100@A1
- o Proposed Elevations - H8702/64 Rev B, 1:100@A1
- o Soft Landscaping Plan - H8702/66 Rev B, 1:200@A3

Retail Warehouse Units

- o Proposed Retail Floor Plan, Mezzanine Plan and Roof Plan - 1525/PA06, 1:200@A1
- o Proposed Retail Site Plan - 1525/PA08, 1:500@A1
- o Proposed Retail Elevations - 1525/PA07 Rev A, 1:200@A1

Reason - For the avoidance of doubt, in order to ensure the development is carried out in accordance with the approved details in the interests of proper planning.

- 22 The proposed landscaping associated with Picker's Ditch New Public Open Space (Area E) shall be carried out in accordance with the landscape strategy drawing 866/L20B prepared by Catherine Shelton Associates unless agreed otherwise, in writing, by the Local Planning Authority.

Reason - To ensure the Pickers Ditch Walkway New Public Open Space is laid out in line with the proposal that has been considered by the Council.

- 23 Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) the retail unit (discount foodstore) shown on drawing reference 15-1517/008G hereby permitted shall not exceed 1,424 sq.m net sales area, with no more than 1,210 sq.m to be used for the sale of convenience goods and no more than 214 sq.m for the sale of comparison goods. Notwithstanding the provisions of the General Permitted Development Order 1995 (as amended or re-enacted); no mezzanine floorspace shall be introduced and the unit shall not be subdivided unless planning permission for such works has been granted on application to the Local Planning Authority.

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

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24 Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987, as amended by the Town and Country (Use Class) (Amendment) Order 2005 (or any order revoking and re-enacting that Order with or without modification) the retail unit (discount foodstore) shown on drawing reference 15-1517/008G hereby permitted shall only be used for 'discount food retail' and shall not be used for the retail sale of any of the following goods and services:

- a. Tobacco and smoking products
- b. Staffed fresh meat and fresh fish counter (excluding pre-packed meat and fish)
- c. Staffed delicatessen counter
- d. Dispensing pharmacy
- e. Dry cleaning service
- f. Staffed Photo-shop
- g. Post office services
- h. In store café

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

25 The terrace of Class A1 retail units as shown on Plan 1525/PA-06 hereby permitted shall not cumulatively exceed 4,775 sq.m Net Sales Area, with Gross Internal Area also restricted to this maximum quantum, inclusive of any mezzanine floorspace. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no additional mezzanine or other form of internal floor to create a first floor level shall be constructed in the terrace of retail units as shown on Plan 1525/PA-06, other than that already shown.

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

26 Notwithstanding the provisions of the Use Classes Order 1987 (as amended or re-enacted) no goods shall be sold from the terrace of Class A1 retail units as shown on Plan 1525/PA-06 other than: materials for maintaining and repairing the dwelling; furniture and furnishings; tiles, carpets and other floor coverings; household textiles; major household appliances; small electrical household appliances; small tools and miscellaneous accessories; major tools and equipment; garden plants and flowers; audio visual, photographic and information processing equipment; motor and cycle goods; and pets, pet food and pet related products and services (including the provision of ancillary pet care and treatment services). The terrace of retail units shall be used for no other purpose, including any other use in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted).

Reason - To minimise unnecessary direct competition with the retail and leisure offer in Clacton on Sea town centre to safeguard its continued vitality and viability whilst promoting economic growth in the town as a whole.

27 An outdoor sales area ("External Project Centre") extending to a maximum of 500 sq.m shall be permanently retained as part of Retail Unit 3, as shown on Plan 1525 PA-06.

Reason - To enable the Local Planning Authority to retain control over the uses on the site in the interest of safeguarding the vitality and viability of Clacton on Sea town centre.

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28		None of the three units shown within the retail terrace identified on Plan 1525 PA-06 shall be amalgamated with other units or subdivided to form separate units.	
Reason - To enable the Local Planning Authority to retain control over the uses on the site in the interest of safeguarding the vitality and viability of Clacton on Sea town centre.			
29		The maximum gross floor areas of the following 'main town centre' uses proposed as part of the development shall not exceed: - Family Pub / Restaurant (Class A3/A4) - 685 sq.m - Restaurant / Drive Thru (Class A3/A5) - 632 sq.m - Hotel (Class C1) - 743 sq.m	
Reason - To enable the Local Planning Authority to retain control over the uses on the site in the interest of safeguarding the vitality and viability of Clacton on Sea town centre.			
30		None of the 'residential development' or 'employment development', as identified within the 'Outline Planning application site' on the approved Parameters Plan 1525/PA03 shall commence until plans and particulars of "the reserved matters" relating to appearance, landscaping, layout and scale 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.			
31		Application for approval of the reserved matters for the 'residential development' or 'employment development', as identified within the 'Outline Planning application site' on the approved Parameters Plan 1525/PA03 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 as amended by the Planning and Compulsory Purchase Act 2004.			
32		The 'residential development' or 'employment development' 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.			
33		The maximum number of dwellings to be contained in the residential phase of the development shall be 200 and the reserved matters will only show dwellings within the area of the site shown for residential development on the approved Parameters Plan 1525/PA03.	
Reason - To ensure the dwelling numbers and location of residential development reflect what has been assessed through the determination of the outline planning application.			
34		No residential development shall commence until a Residential Travel Plan has been submitted to and agreed in writing with the Local Planning Authority. The plan shall follow Essex County Council's latest guidance and will identify measures to encourage sustainable travel to and from the site alongside disincentives to driving alone. The development shall be implemented in accordance with the approved travel plan.	
Reason - To encourage sustainable modes of transport as an alternative to reliance on the private car.			

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35 The 'employment development' shall be in Use Class B1 (a, b and/or c) and the reserved matters shall provide for a minimum 1.3 hectares of the land within the area identified on the 'Outline Planning application site' on the approved Parameters Plan 1525/PA03.

Reason - To ensure the potential employment benefits of the development can be fully realised in accordance with the proposed mix of uses on the site.

<i>17/00410/FUL Application Withdrawn 07.06.2017 Delegated Decision</i>	<i>Mr Maran Mariyathas</i>	<i>Change of use from three storey residential dwelling into five flats with the addition of a single storey rear extension.</i>	<i>32 Carnarvon Road Clacton On Sea Essex CO15 6QE</i>
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<i>17/00429/FUL Approval - Full 07.06.2017 Delegated Decision</i>	<i>Mr Alexander Winstone</i>	<i>Replacement of Poundland shop front on West Avenue with a dedicated entrance and exit and delivery doors.</i>	<i>43 - 49 Pier Avenue Clacton On Sea Essex CO15 1QG</i>
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01 No conditions.

<i>17/00482/FUL Approval - Full 09.06.2017 Delegated Decision</i>	<i>Mr M Francis</i>	<i>Proposed single storey extension (creating communal laundry room following demolition of existing conservatory)</i>	<i>7 Edith Road Clacton On Sea Essex</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 titled 'Planning Drawings Proposed Communal Laundry Extension Revision A.

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

<i>17/00605/FUL Approval - Full 06.06.2017 Delegated Decision</i>	<i>Mr & Mrs Croucher</i>	<i>Demolition of existing conservatory to allow for erection of single storey side extension.</i>	<i>35 Eastcliff Avenue Clacton On Sea Essex CO15 5AR</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,

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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 1786-01.

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

<i>17/00607/FUL Refusal - Full 05.06.2017 Delegated Decision</i>	<i>Mr & Mrs M Pope</i>	<i>Proposed loft conversion including raised roof, front velux and rear flat roof dormer with Juliet balcony.</i>	<i>Sealea 80 Salisbury Road Holland On Sea Clacton On Sea Essex CO15 5LS</i>
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- 01 The National Planning Policy Framework ("the Framework") attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Paragraph 64 of the Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy QL9 of the Tendring Local Plan 2007 states that all new development should look to make a positive contribution to the quality of the local environment and protect or enhance local character.

Furthermore, the Essex Design Guide (2005) offers detailed guidance on what is acceptable design in relation to dormers. It states that they should be a minor incident in the roof plane and not over-dominant in their composition. Their purpose should be to light the roofspace not gain extra headroom over any great width and they should not be located close to verges or hips.

Whilst the increase in the property's height will be visible from all sides, the main visual impact will be to the rear elevation with the inclusion of the dormer to the newly formed second floor. However, due to the property being sited on a corner plot, the proposal will be particularly visible from Queensway looking north-east, and therefore will impact upon the existing street scene and character of the surrounding area. Set against the surrounding area of traditional single and two storey dwellings, the proposed flat roof rear dormer is considered to be of poor design and does not adhere to the Essex Design Guide, appearing bulky, dominant within the roof plane and not in-keeping with the host dwelling, which will neither protect nor enhance the areas existing character, thereby creating a harmful prominence that would also set an undesirable precedent to the detriment of the character of the area.

The proposal is therefore contrary to the aims and aspirations of the afore-mentioned policies and guidance.

- 02 Saved Policy QL11 of the Tendring District Local Plan 2007 states development will only be permitted where it will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Draft Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) states all new development must make a positive contribution to the quality of the local environment and buildings should be designed and orientated to ensure adequate daylight and outlook for

existing residents.

Despite being situated to the rear of the existing dwelling, the proposed dormer will still be visible to the adjacent neighbours to both the north-east, Number 82 Salisbury Road, and south-east, Number 30 Queensway, and as such the impact upon their existing amenities is a key consideration of this application. It is considered that the overall increase in height and proposed dormer will appear imposing to both adjacent neighbours, particularly Number 30 Queensway, and will create the sense of being significantly overlooked as all additional windows directly view the neighbouring private amenity areas. As such there is considered to be a significant loss of amenities to neighbouring properties as a result of this proposal.

The proposal is therefore contrary to the aims and aspirations of the afore-mentioned policies and guidance.

<i>17/00678/LUPR OP Lawful Use Certificate Granted 07.06.2017 Delegated Decision</i>	<i>Mr Michael Kilbey</i>	<i>Proposed loft conversion with rear dormer and insertion of 3 roof lights to the front elevation. Alterations to the existing soil & vent pipe.</i>	<i>2 St Ives Close Clacton On Sea Essex CO16 7BJ</i>
<i>17/00700/FUL Approval - Full 06.06.2017 Delegated Decision</i>	<i>Mrs White</i>	<i>Ramped access with handrails.</i>	<i>3 Marlborough Close Clacton On Sea Essex CO15 2AL</i>

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan (scale 1:500), Proposed Floor Plan (scale 1:50) and Proposed Elevations (scale 1:100).

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

<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>17/00715/FUL Approval - Full 09.06.2017 Delegated Decision</i>	<i>Mr & Mrs Turner</i>	<i>Construction of replacement garage, side and rear single storey extension, one and a half storey rear extension, and erection of new boundary walls and fences. (Demolition of existing garage, carport, and single storey rear extension).</i>	<i>25 Queensway Holland On Sea Clacton On Sea Essex CO15 5LX</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 - AT-1070 - 002 - Proposed Floor Plans and Elevations;

Drawing Number - AT-1070 - 003 - Site Plan and Street Scene, and

Drawing Number - AT-1070 - 004 - Location Plan.

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

<i>17/00777/HHPN OT HHPN - Prior Approval Not Required 06.06.2017 Delegated Decision</i>	<i>Mr J W Chandler</i>	<i>Proposed UPVC framed conservatory with a glass roof, sitting on a dwarf wall. 2.35 metres deep and 3.2 metres high.</i>	<i>22 Salisbury Road Holland On Sea Clacton On Sea Essex CO15 5LJ</i>
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01 Drawing titled 'Proposed Conservatory at 22 Salisbury Road, Holland On Sea J.W. Chandler.'

Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<i>16/00536/NMA Approval Non Material Amendment 09.06.2017</i>	<i>Mr Kieren Alexander - Essex Wildlife Trust</i>	<i>Non material amendment to 13/00515/FUL - Enhancement of an existing section of the access track at the Naze from a gravel road to a tarmac hardstanding.</i>	<i>The Naze Centre The Naze Old Hall Lane Walton On The Naze Essex CO14 8LE</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No. 11-4662 108 Revision A - Access Road and Ancillary Details for New Access Road Area
 - Drawing No. 173-04 Revision E - Proposed Site Plan

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

<i>17/00591/FUL Approval - Full 06.06.2017 Delegated Decision</i>	<i>Mr & Mrs Fennelly</i>	<i>Proposed side and rear extension.</i>	<i>25 Woodside Walton On The Naze Essex CO14 8NP</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. DD_02/A and Drawing No. DD_03/B.

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

<i>17/00770/TCA Approval - Full 08.06.2017 Delegated Decision</i>	<i>Mr Cleverly</i>	<i>1 No. Cedar - front garden - reduce by 25%</i>	<i>58 Second Avenue Frinton On Sea Essex CO13 9LX</i>
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<i>17/00827/NMA Approval Non Material Amendment 09.06.2017 Delegated Decision</i>	<i>Mr Shaun Watcham - Principal Homes Limited</i>	<i>Revise the window arrangement to the elevations and amendment to previously approved front porch.</i>	<i>Land adjacent 182 Thorpe Road Kirby Cross CO13 0NH</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 7 Revision B and 8 Revision B.

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>
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Great Bentley Parish Council

No Determinations

Great Bromley Parish Council

<i>17/00596/FUL Refusal - Full 08.06.2017 Delegated Decision</i>	<i>Mr & Mrs Richmond</i>	<i>Proposed erection of 2no. two and a half storey detached dwellings.</i>	<i>Grange Hall Hall Road Great Bromley Colchester Essex CO7 7TS</i>
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- 01 The application site is located outside of the defined Development Boundary as defined by the Saved Tendring District Local Plan 2007. Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan. Whilst Great Bromley is categorised in the Adopted Local Plan Policy RA4 (along with eight other villages) as a 'Secondary Village/Rural Settlement' in recognition of its size and relatively small range of local services - where small groups of up to 5 dwellings may be appropriate- the development lies beyond the recognised settlement development boundary.

The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, the Local Planning Authority consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its siting outside of any defined development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the modest benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

- 02 Saved Policies QL9 and EN1 of the Tendring District Local Plan 2007 and Draft Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) seek to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Saved Policy EN1 also relates to landscape character and states, inter alia, that development control will seek in particular to conserve features which contribute to local distinctiveness, which includes important hedgerows and

<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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trees.

The NPPF at paragraph 17 states that the planning system should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside and paragraph 55 indicates that isolated housing development in the countryside requires very special justification.

In this instance, the introduction of two new dwellings into the countryside would have an adverse impact on the character and appearance of the locality and would set an undesirable precedent.

The dwellings by virtue of their 3-storey height, bulk and design (incorporating a projecting element to the highway elevation) would appear cramped in comparison to nearby development. The close proximity of the dwellings to each other and the excess of hard-standing would have a significant urbanising effect on the character of the area and result in the unplanned advance of urbanisation into the countryside eroding the spacious and open rural character of the locality resulting in a significant encroachment which would have a detrimental impact upon the rural appearance of the area. As such the proposal is contrary to the above-mentioned local and national policies.

03 The site lies in close proximity to a range of ponds, hedgerows and tree cover and the proposal is contrary to Saved Policies EN6 'Biodiversity' and EN6a 'Protected Species', that state development proposals will not be granted planning permission unless existing local biodiversity and protected species are protected. A similar approach is taken in draft Policy PPL4 'Biodiversity and Geodiversity'. Paragraph 118 of the National Planning Policy Framework requires that Local Planning Authorities "conserve and enhance biodiversity", whilst paragraph 109 requires Local Planning Authorities to minimise impacts on biodiversity. Paragraph 99 of Circular 06/2005 states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" it goes on to state "The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances".

Paragraph 5.3 of government document 'Planning for Biodiversity and Geological Conservation: A Guide To Good Practice', states that "In the development control process, the onus falls on the applicant to provide enough information to enable the Local Planning Authority to assess the impacts on biodiversity and geological conservation. Planning applications must be supported by adequate information". Standing advice from Natural England recommends that an initial scoping or extended Phase 1 habitat survey should be conducted to assess the site and the results of this used to inform (the need for) subsequent species specific surveys. No such information has been provided with this application. Neither is evidence provided to outweigh the need to protect such species in accordance with the tests outlined in Article 16 of the EC Habitats Directive. As such, the proposal is in conflict with the afore-mentioned policies, guidance, directive and the Framework.

As the applicant has not provided an ecology survey, the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on a species protected by Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 and would therefore be contrary to saved Policies EN6 and EN6a as well as draft plan Policy PPL4. It would also be contrary to Paragraphs 109 and 118 of the National Planning Policy Framework, which requires that biodiversity should be protected and that significant harm should be avoided. In this case it is unknown whether significant harm will be caused.

04 The Framework states planning should always seek to secure high quality design and a good

<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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standard of amenity for all existing and future occupants of land and buildings. Saved Policy QL11 states development will only be permitted where it will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Draft Policy SPL3 states all new development must make a positive contribution to the quality of the local environment and buildings should be designed and orientated to ensure adequate daylight and outlook for existing residents.

The proposed dwellings would create a sub-standard level of residential amenity arising from the position of first floor bedroom windows within the side elevations of the proposed dwellings, which could look directly in to the corresponding bedroom window of the other dwelling, as well as being able to view directly in to the kitchen and lounge windows of the adjacent dwelling at a very close distance.

The occupants of the proposed dwellings would therefore suffer from a lack of privacy to the detriment of residential amenity, contrary to the aforementioned planning policies.

<i>17/00657/FUL Approval - Full 07.06.2017 Delegated Decision</i>	<i>Mr Robert Smith</i>	<i>Variation of condition 03 of planning permission 05/00008/FUL - To increase amount of caravans from 2 to 4 caravans.</i>	<i>The Caravan Coppice View Carringtons Road Great Bromley Colchester CO7 7XA</i>
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01 The static caravans hereby permitted to be stationed on the site shall not be occupied at any time other than by the applicant Mr R Smith or members of his immediate family.

Reason - To ensure that the additional static caravans are used solely in connection with the existing traveller's pitch and not as separate independent pitches, in the interests of amenity.

02 Not more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any one time. The caravans shall be located in the positions shown on the submitted Block Plan (Scale 1:500) received the 12th May 2017. The caravans shall only be occupied in accordance with Condition 1 attached to this permission.

Reason - In the interest of visual amenity and to minimise the impact on the countryside.

Great Oakley Parish Council

<i>16/01686/FUL Approval - Full 09.06.2017 Delegated Decision</i>	<i>Mr N Daniels</i>	<i>Erection of replacement boundary wall and access gates to the rear of Larch House adjacent to Back Lane (to facilitate the creation of a vehicular access and parking space).</i>	<i>Larch House Queen Street Great Oakley Harwich Essex CO12 5AS</i>
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01 Within 6 months from the date of this consent, the development hereby permitted shall be completed in its approved form unless otherwise agreed in writing by the Local Planning Authority.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
		Reason - To ensure that the agreed rebuild is carried out in the interests of the character and appearance of the conservation area and the setting of the listed building.	
02		The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no: 1739/01 revision: F and drawing no: 1739-02 revision: B.	
		Reason - For the avoidance of doubt and in the interests of proper planning.	
03		No unbound material shall be used in the surface treatment of the development within 6 metres of the highway boundary.	
		Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.	
04		Prior to the vehicular access being brought into use, the gates hereby approved shall be fitted with and made operational with a remotely operated mechanism which shall be retained in proper working order in perpetuity.	
		Reason - To ensure that vehicles can enter and leave the highway in a controlled manner with limited waiting time in the highway in the interest of highway safety.	
05		Any gates provided at the vehicular access shall be sideways opening only and shall be set back a maximum of 0.5 metres from the back edge of the highway.	
		Reason - To ensure the gate or any foundation required does not obstruct land covered by highway rights in compliance with the Highways Act 1980.	
06		All new hardstanding and parking areas shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the site.	
		Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.	
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.	
08		Other than the re-used bricks and copings from the existing wall, any reclaimed bricks and copings to be used in the construction of the replacement wall shall match in colour, texture and form.	
		Reason - To ensure that the agreed rebuild is carried out in the interests of the character and appearance of the conservation area and the setting of the listed building.	

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/01687/LBC Approval - Listed Building Consent 09.06.2017 Delegated Decision</i>	<i>Mr N Daniels</i>	<i>Listed building consent for the demolition of 12.4 metres of curtilage listed boundary wall and pedestrian access gates to the rear of Larch House adjacent to Back Lane (part retrospective).</i>	<i>Larch House Queen Street Great Oakley Harwich Essex CO12 5AS</i>

- 01 Within 6 months from the date of this consent, the development approved under planning application 16/01686/FUL shall be completed in accordance with the approved plans drawing no: 1739/01 revision: F and drawing no: 1739-02 revision: B unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the agreed rebuild is carried out in the interests of the character and appearance of the setting of the listed building.

Harwich Town Council

<i>17/00613/FUL Approval - Full 06.06.2017 Delegated Decision</i>	<i>Mr Robinson</i>	<i>Erection of a conservatory.</i>	<i>7 Rose Gardens Dovercourt Essex CO12 4FU</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: Block plan 1:500 and Drawing Number: 1720/1.

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

Lawford Parish Council

<i>17/00773/TCA Approval - Full 08.06.2017 Delegated Decision</i>	<i>Mrs Teri Taylor</i>	<i>Tree/branch cutting between CP3 and CP4 to a maximum of 1 metre to clear overhead lines.</i>	<i>Street Record Church Hill Lawford Essex CO11 2JX</i>
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00774/TPO Approval - Full 08.06.2017 Delegated Decision</i>	<i>Mr J Fryer</i>	<i>T25 - Sycamore, T34 - Sweet Chestnut - fell. T26 - Lime - Reduce to 10m, cut back epicormic growth. T27, T31, T33 - Lime - reduce by 30%, cut back epicormic growth. T28- T30 - Lime - reduce to old pollard points. T32 - Lime - reduce by 30%, sever ivy at base. T35 - Lime - 30% reduction. T36 - Holly - remove parent stem.</i>	<i>Lawford Place Lawford Essex</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>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00775/TPO Approval - Full 08.06.2017 Delegated Decision</i>	<i>Mr J Fryer</i>	<i>T1 - Birch, T8 - Sycamore, T10, T11, T12 - Sweet Chestnut, T16 - Sycamore, T20 - Holly, T21, T22, T23 - Sycamore - fell. T2 - Sycamore - crown reduction by 40%. T3 - Sycamore - crown reduction by 30%, cut back sides. T4 - Holm Oak - crown reduction by 40%. T5 - Sycamore - cut back overhanging branches. T6 - Beech - reduce sides by 30%. T7 - Beech - 20% reduction cut back from building. T9 - Ash - sever ivy at base. T13 - Oak - pollard at 10m (above first fork). T14 - Oak - reduce canopy by 50%. T15 - Holly - reduce the stem by 40%. T17 - Sycamore - fell x2 stems. T18 - Sycamore - fell dying back stem. T19 - Sycamore - fell parent stem. T24 - Apple - reduce crown by 40%.</i>	<i>Woodland Lawford Place Coxs Hill Lawford Essex CO11 2LA</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.		
Little Bentley Parish Council			
No Determinations			
Little Bromley Parish Council			
<i>17/00616/FUL Approval - Full 05.06.2017 Delegated Decision</i>	<i>Mr & Mrs Shah</i>	<i>Proposed single storey rear extension.</i>	<i>Avro Shop Road Little Bromley Manningtree Essex CO11 2PZ</i>
01	The development hereby permitted shall be begun before the expiration of three years from		

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no. 100 and 04

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

Little Clacton Parish Council

<i>17/00074/FUL Approval - Full 08.06.2017 Delegated Decision</i>	<i>F.G.H. (Essex) Ltd</i>	<i>Substitution of dwelling types on plots formerly 14-25 of scheme approved under planning permission 14/00159/FUL for the provision of ten x 3 bed bungalows in lieu of twelve x 3 and 4 bed houses.</i>	<i>Former Greengates Residential Park Weeley Road Little Clacton Essex</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 not be carried out except in complete accordance with the details shown on the submitted plans:-

Drawing Number - 1393 - 100 - Rev C - Site layout Plan and Location Plan;

Drawing Number - 1393 - 101 - Rev A - Dwelling Type A;

Drawing Number - 1393 - 102 - Rev A - Dwelling Type B;

Drawing Number - 1393 - 103 - Rev A - Dwelling Type C;

Drawing Number - 1393 - 104 - Rev A - Dwelling Type D;

Drawing Number - 1393 - 105 - Garage Plans and Elevations;

Drawing Number - 1393 - 106 - Rev B - Materials Schedule Plan;

Drawing Number - 1393 - 107 - Construction Method Plan;

Drawing Number - 1393 - 108 - Rev B - Landscape Plan;

Drawing Number - Un-numbered Landscape Specification and Plant List - Dated May 2017, and received on 01 June 2017;

<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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Drawing Number - 10806/101 - Rev K - Adoptable Road and Drainage Engineering Layout - Sheet 1 of 2;

Drawing Number - 10806/111 - Rev G - Private Drainage and Finished Levels Layout - Sheet 1 of 2, and

Drawing Number - 10806/203 - Rev F - Areas Contributing to Surface Water Sewers.

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

03 Before development starts, a detailed plan and construction method statement showing the manner of construction of the garage on Plot 20 - together with details of measures for the protection of the tree and its root system for the duration of the works - shall be submitted to and approved in writing by the Local Planning Authority. The means of protection shall be installed in accordance with the approved scheme before any other works commence on site and retained in position until all the building works hereby approved have been completed. The area within the fenced/protected area shall not be used for storage or the parking of machinery or vehicles and the ground levels shall not be altered. The construction of the garage to Plot 20 shall only be carried out in accordance with the agreed plan and method statement.

Reason - In order to ensure that the construction of the garage to Plot 20 does not cause damage to the tree or impact on its future health, in the interest of the visual amenity of the locality.

04 Prior to the accesses being brought into use, a 1.5m. x 1.5m. pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction 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.

05 The development shall not be occupied until such time as the car parking areas, indicated on the approved plans have been hard surfaced, sealed and marked out in parking bays. The car 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.

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

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

07 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

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

08 The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to

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

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

09 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.

10 Notwithstanding the submitted details, no development shall take place until precise details of the provision, siting, design and materials of screen walls and fences, including bin enclosures, 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 shall be retained in the approved form.

Reason - To ensure the satisfactory appearance of the development upon completion in the interests of residential amenity and the visual amenity of the area.

11 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 that the approved planting scheme is carried out and any plants replaced, in the interests of visual amenity.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason - To ensure the satisfactory management and maintenance of landscaped areas.

13 Construction works shall not take place outside 0700 hours to 1900 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason - In the interests of residential amenity.

14 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order

<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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revoking and re-enacting that Order with or without modification), no provision of buildings, enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interest of the visual amenity of the locality and to ensure a satisfactory standard of residential amenity.

<i>17/00285/FUL Refusal - Full 06.06.2017 Delegated Decision</i>	<i>Mr G Palmer</i>	<i>Detached bungalow.</i>	<i>Land adjacent 3 Edward Close Little Clacton Clacton On Sea Essex CO16 9PR</i>
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01 The environmental role of sustainable development, as set out in paragraph 7 of the National Planning Policy Framework (2012) includes the need for development to contribute and protect the natural, built and historic environment. One of the core principles of the planning system, as set out under Paragraph 17 of the Framework is to take account of the different roles and character of different areas and finding ways to enhance and improve the places in which people live their lives. It also indicates that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 58 of the Framework requires Councils, when making decisions, to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy QL9 of the Tendring District Local Plan 2007 seeks to ensure that all new development makes a positive contribution to the quality of the local environment and protect or enhance local character. It also states that planning permission will only be granted, if amongst other things the following criteria are met: the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials; and the proposal would not be out of character with the area or set a harmful precedent for other similar forms of development. Furthermore Policy HG13 of the Tendring District Local Plan 2007 establishes criteria for backland development, all of which need to be met, and the development conflicts with that policy.

The proposed development consists of a form of tandem backland development, within the side garden of an existing dwelling that fronts on to Edward Close. The character and form of the surroundings at this point, consists of frontage development in a linear form with semi-detached houses that have a spacious and open rural appearance.

The proposed development of a bungalow set back from the highway is at considerable variance with this fundamental character and will introduce development in a manner that would appear cramped and out-of-character with the general character of the locality.

The development, due to the proximity of the drive in relation to the existing dwelling would create an unsatisfactory level of noise and disturbance that would be harmful to the amenities enjoyed by the occupants of the dwelling adjoining the access drive.

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Due to the detrimental impact and environmental and social harm, the development would not consist of sustainable development and would be contrary to the above mentioned policies.

Little Oakley Parish Council

No Determinations

Manningtree Town Council

<i>16/01845/FUL Approval - Full 07.06.2017 Delegated Decision</i>	<i>East of England Co-operative Society</i>	<i>Variation of condition 1 of planning application 15/00613/FUL, temporary siting of the portakabin is required for a further 18 months.</i>	<i>Riverside Health Centre Station Road Manningtree Essex CO11 1AA</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 10/635/2, OPPTBC and the submitted document titled 'Riverside Health Centre Office'.

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

- 02 The period of this permission shall expire on 06 December 2018, at which date the portakabin hereby permitted shall be removed.

Reason - An exceptional extension of temporary planning permission is only acceptable having regard to the on-going community health needs for the facility and to allow further time for a scheme of permanent accommodation to come forward.

Mistley Parish Council

No Determinations

Ramsey & Parkeston Parish Council

<i>17/00665/FUL Approval - Full 09.06.2017 Delegated Decision</i>	<i>Mr & Mrs Richard Good</i>	<i>Single storey rear extension.</i>	<i>Willowfields The Street Ramsey Harwich Essex CO12 5HL</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: Drawing entitled Proposed Single Storey Rear Extension, Scale 1:100, dated March 2017 showing proposed floor plan, roof plan and elevations.

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

St Osyth Parish Council

<i>17/00049/FUL Approval - Full 07.06.2017 Delegated Decision</i>	<i>Mr Roy Clarke - R F Clarke Farms (Sole Trader)</i>	<i>Change of use of an area of farm yard to site 12 shipping containers for use as self storage.</i>	<i>Blackwater Farmhouse Lee Wick Lane St Osyth Clacton On Sea Essex CO16 8ES</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 hereby approved storage containers shall be painted dark green, and thereafter be retained in the approved form.

Reason - In the interests of visual amenity to protect the landscape character of the site and surrounding area.

03 The site shall accommodate a maximum of 12 storage containers which shall be stacked one high only at all times.

Reason - In the interests of visual and residential amenity.

04 The working hours in connection with the use hereby permitted, shall only be between 07:00-18:00 (Monday-Saturday) and no work shall be carried out on site outside these specified hours.

Reason - In order to control the development in the interest of residential amenity.

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

Reason - In the interests of visual and residential amenity.

06 The vehicular parking and turning area as such on the approved block plan (scale 1:500) shall be retained solely for parking and turning purposes in perpetuity.

Reason - In the interests of highway safety.

07 The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan (Scale 1:500), Layout Plan (Scale 1:100) and Elevation Plans (Scale 1:50).

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

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Tendring Parish Council

<i>17/00600/OUT Refusal - Outline 05.06.2017 Delegated Decision</i>	<i>James Fairley & Sons (Farms) Ltd</i>	<i>Outline planning application with all matters reserved for the residential development of 0.6 ha of land to create 5 detached dwellings.</i>	<i>Land East of Wolves Hall Lane Tendring Essex</i>
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- 01 The application site is located outside of the defined Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Outside Development Boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies. Saved Tendring District Local Plan (2007) Policy QL1 sets out that development should be focussed towards the larger urban areas and to within development boundaries as defined within the Local Plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 17 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Tendring Green is not included within the hierarchy due to the lack of services and facilities within the settlement and due to it not being the main settlement within the parish. The Council's local plan settlement hierarchy document (2016) confirms that Tendring Green does not have a primary school, doctor's surgery, defined village centre, defined employment area or railway station. As such the location is considered to be amongst one of the least sustainable locations for growth where development will only serve to increase the number of people having to rely on cars to go about their everyday lives. The recent closure of the Fat Goose Public House further reduces the social credentials of the site.

The application site is located in an isolated rural location outside of any defined Settlement Development Boundary both within the existing and the emerging Local Plan. The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its siting outside of any defined development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

- 02 The Government attaches great importance to the design of the built environment. Good

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design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 17 is to always seek to secure high quality design. The NPPF at paragraph 17 also states that the planning system should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside.

Policy QL9 and EN1 of the Tendring District Local Plan 2007 (Saved Plan) and Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (2016) seeks to ensure that development is appropriate in its locality and does not harm the character and appearance of the rural landscape.

The main body of the application site is in agricultural use and is set to a winter cereal crop. The boundary with the adjacent highway is demarcated by a low hedgerow. The development would extend out into open countryside beyond the linear character of this section of the village. Whilst 5 dwellings have been approved to the south (Ref: 16/01214/FUL) of the site and two opposite the site Parsonage Lane on appeal (Ref: APP/P1560/W/15/3130027), these developments relate more closely to the linear form of the settlement and are located opposite existing residential development. The development subject to this application would extend out northwards into open countryside alongside the rural Wolves Hall Lane. Consequently, it is considered that the proposed development does not accord with the existing settlement pattern and therefore would not sit comfortably in its setting. It would cause harm to the local landscape character and the resultant dwellings and associated garages, domestic paraphernalia and vehicular access would have a significant urbanising effect on the character of the area and result in the unplanned advance of urbanisation into this area of open countryside eroding the rural character of this section of Tendring Green and the locality resulting in a significant detrimental impact upon the rural appearance of the area.

It is therefore considered that the residential development of this site would result in an overriding harm to the rural character of the surrounding area. As such the proposal is contrary to the above-mentioned local and national policies.

<i>17/00772/TCA Approval - Full 08.06.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>1 No. Poplar, 1 No. Beech - reduce by 30%</i>	<i>Rambles The Street Tendring Clacton On Sea Essex CO16 0BN</i>
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Thorpe-le-Soken Parish Council

<i>16/01955/FUL Approval - Full 07.06.2017 Delegated Decision</i>	<i>Mr Anthony Philpot - Hedgerows Equestrian</i>	<i>Variation of condition 5 of planning permission 07/00611/FUL to allow use as a commercial riding school.</i>	<i>Hedgerows Golden Lane Thorpe Le Soken Clacton On Sea Essex CO16 0LD</i>
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01 The approved vehicular visibility splays to the access with dimensions of 2.4 metres by 60 metres, as measured from and along the nearside edge of the carriageway, shall be kept

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clear of any obstruction exceeding 600mm in height at all times.

Reason - To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access.

02 The equestrian use hereby permitted shall be used solely for the private stabling/grazing of horses and for riding school purposes involving a maximum of 4 students being on site at any one time. Other than the riding school no other business or commercial uses including livery activities shall be carried out from the site whatsoever.

Reason - Golden Lane, by reason of its narrow width, lack of footways and poor street lighting is unsuitable to cater for safely the traffic associated with any intense commercial activity.

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

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

04 Within 1 month of the date of this permission a plan for the storage and removal of the horse manure is to be submitted to and agreed in writing with the Local Planning Authority. The approved details shall then be implemented immediately and retained as approved thereafter.

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

05 No floodlighting 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 rural character of the area.

<i>17/00647/FUL Approval - Full 09.06.2017 Delegated Decision</i>	<i>Ms D Chambers</i>	<i>Rear two storey extension.</i>	<i>71 Frinton Road Thorpe Le Soken Clacton On Sea Essex CO16 0HX</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 17-08 02.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00692/TELC OM Determination prior approval not required 07.06.2017 Delegated Decision</i>	<i>Arqiva Ltd</i>	<i>Proposed 5 metre tower extension to the existing 20 metre high telecommunications lattice tower plus the installation of three antennas. Ground based works are also proposed within the existing fenced compound.</i>	<i>Thorpe-le-Soken Station Road Grange Farm Station Road Thorpe Le Soken Essex CO16 0HG</i>

<i>17/00750/TPO Approval - Full 08.06.2017 Delegated Decision</i>	<i>Occupier</i>	<i>1 No. Lime - 40% reduction</i>	<i>Tall Trees New Thorpe Avenue Thorpe Le Soken Clacton On Sea Essex CO16 0LP</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>17/00752/TPO Split decision 06.06.2017 Delegated Decision</i>	<i>Occupier</i>	<i>1 No. Large Horse Chestnut - fell</i>	<i>Nyb Y Nul New Thorpe Avenue Thorpe Le Soken Clacton On Sea Essex CO16 0LP</i>
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01 The tree is a significant feature in the street scene and makes a positive contribution to the amenity of the locality. The evidence put forward for the removal of the tree is insufficient to justify its removal and may set a precedent for similar applications in the future.

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.

Thorrington Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00603/FUL Approval - Full 05.06.2017 Delegated Decision</i>	<i>Mr & Mrs David & Trudy Welham</i>	<i>Construction of a two bay cartlodge.</i>	<i>Homewood Church Road Thorrington Colchester Essex CO7 8HS</i>

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 1, received 26th May 2017, drawing number 2, received 10th April 2017 and the submitted block plan demonstrating the root protection area of the Oak Tree within the site received 31st May 2017.

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

Weeley Parish Council

No Determinations

Wix Parish Council

<i>17/00681/FUL Approval - Full 05.06.2017 Delegated Decision</i>	<i>Mr Lumley</i>	<i>Proposed stepped access.</i>	<i>Dove Cottage Colchester Road Wix Manningtree Essex CO11 2RP</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 Site Plan 1:500, Proposed Elevations and Floor Plan 1:100.

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

Wrabness Parish Council

No Determinations