

<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>17/00550/FUL Approval - Full 28.06.2017 Delegated Decision</i>	<i>Mr Kevin Marshall - Boxford (Suffolk) Farms Ltd</i>	<i>Construction of controlled atmosphere store block.</i>	<i>Land South of Railway off Home Farm Lane Ardleigh Essex CO7 7LU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers ICA/ENQ/1877/01 Sht1of2, ICA/ENQ/1877/01 Sht2of2 and ICA/ENQ/1877/02.

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

### **Beaumont Parish Council**

#### **No Determinations**

### **Bradfield Parish Council**

<i>16/02023/FUL Refusal - Full 30.06.2017 Delegated Decision</i>	<i>Mr and Mrs Coppock</i>	<i>Change of use of barn building to residential dwelling and extensions.</i>	<i>Pinocchios Mill Lane Bradfield Manningtree Essex CO11 2QP</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 Publication Draft (June 2017).

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. The NPPF indicates that development should be plan-led and decisions should be

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made in accordance with the development plan, unless material considerations warrant making a different decision.

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.

With this in mind, 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. Bradfield is categorised in emerging Policy SPL1, along with seventeen other villages, as a 'Smaller Rural Settlement' in recognition of its size and relatively small range of local services. Bradfield and other smaller villages are considered to be the least sustainable settlements for growth and development should normally be restricted to small-scale development only, respecting the existing character and form of the village.

The application site is located in an isolated location, approximately 350m outside the defined Settlement Development Boundary for Bradfield in the saved local plan and 185m outside the boundary within 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.

It is acknowledged that there is an existing barn on site, which is currently utilised as an annexe ancillary to Pinocchios, which is of some architectural merit. However, the scale and size of the extensions to the barn along with the ridge height increase are tantamount to a new property and would significantly erode the rural character and appearance of the building. Saved policy HG12 concerns extensions to buildings outside settlement development boundaries and states that the proposed development should be of a size, scale and height in keeping with the character of the locality and well related and in proportion to the original property. The extensions proposed would overwhelm the existing modest structure and significantly erode its rural barn like appearance to the significant detriment of the character of the area and the appearance of the barn.

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

<i>17/00143/DETAI L Approval - Reserved Matters/Detailed 30.06.2017 Delegated Decision</i>	<i>NNC Homes Ltd</i>	<i>Erection of nine dwellings served by a new vehicular and pedestrian access.</i>	<i>Land adjacent to Pentland Steam Mill Road Bradfield Essex CO11 2QX</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: -

Mark Perkins Partnership Drawing No.

1022\_01D Site Plan

1022\_02 Plot 1

1022\_03 Plot 1

1022\_04A Plots 2 & 4

1022\_05A Plots 2 & 4

1022\_06A Plot 3

1022\_07A Plot 3

1022\_08B Plot 5

1022\_09A Plot 5

1022\_10B Plot 6

1022\_11A Plot 6

1022\_12B Plot 7

1022\_13B Plot 7

1022\_14A Plot 8

1022\_15 Plot 8

1022\_16B Plot 9

1022\_17A Plot 9

1022\_18A Garage Plot 5

1022\_19A Wall & Fence Details

1022\_20 Car Port Plots 6 & 9

1022\_21 Garage Plot 7

1022\_22 Refuse Store

Materials Schedule and Finishes - Received on 31 May 2017

Northover Contracts - Construction Method Statement dated 14 June 2017

Intermodal technical drainage/highway drawings

IT1523\_HD001 Rev A

IT1523\_HD002 Rev A

IT1523\_HD003 Rev A

IT1523\_HD004 Rev b

Paul Baines Drawing

Drawing No 02

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

02 All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - In the interest of the appearance of the area.

**Brightlingsea Town Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00676/FUL Refusal - Full 30.06.2017 Delegated Decision</i>	<i>Mr Rasheed</i>	<i>Proposed erection of a detached dwelling with associated works.</i>	<i>77 Seaview Road Brightlingsea Colchester Essex CO7 0PR</i>

- 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.

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. "Draft" Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.

The proposed detached dwelling would be located to the west of 77 Seaview Road, to the north of Love Lane. By virtue of its corner location, the bend in Love Lane and the pedestrian access at the rear, the site is clearly visible and prominent within the street scene. Against this established context, the erection of a single detached dwelling will represent overdevelopment of the plot, whilst its excessively close proximity to both the highway and pedestrian access will further increase its prominence and would result in significant detrimental harm to the character of the surrounding area. Further to this, the proposal fails to demonstrate that two parking spaces for both the existing dwelling and the proposed dwelling can be provided, further emphasising the site being both cramped and overdeveloped.

Furthermore, Policy HG9 of the Tendring Local Plan states that for a dwelling with two bedrooms there should be a minimum of 75 square metres of private amenity space. The policy further states that private amenity space is defined as a private outdoor sitting area not overlooked.

With regards to the existing dwelling, whilst the submitted plans have indicated an area designated as private amenity space, in order to achieve the necessary visibility splays the existing hedgerow is proposed to be reduced to 0.6 metres high. As a result, the proposed garden area, which will be located to the corner of the plot and therefore highly visible from both Seaview Road and Love Lane, will neither be a private or useable amenity area, and therefore the proposal fails to adhere to Policy HG9.

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 Publication Draft (June 2017) 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.

With respect to the amenities of 79 Seaview Road, whilst it is acknowledged that there is a separation distance of approximately 2 metres, the 1.5 storey proposal will still be positioned in close proximity and will therefore create an imposing effect, whilst also resulting in a significant loss of outlook to the serious detriment of existing amenities.

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

03 Policy TR7 states that for residential development within town centres and for all non-residential development, the adopted car parking standards will be applied. Outside town centres, variations to the adopted standards for residential development will be considered where local circumstances suggest this to be appropriate.

Essex County Council Car Parking Standards state that a dwelling with two or more bedrooms should have provision for two parking spaces measuring 5.5 metres x 2.9 metres or internal measurements of 7 metres x 3 metres if a space is to be used via a garage. Whilst the submitted plans demonstrate this is achievable for the new dwelling, only one parking space at the above measurements is shown for the existing dwelling, thereby failing to adhere to this policy.

### **Clacton-on-Sea**

<i>16/01681/FUL Approval - Full 28.06.2017 Delegated Decision</i>	<i>Mr Oliver Burfoot</i>	<i>Variation of condition 2 of planning permission 15/01655/FUL to amend Plot 9's single garage to a double garage and to alter the design of Plot 11 to incorporate an internal double garage replacing single detached garage.</i>	<i>1 and 3 Valley Road Clacton On Sea Essex CO15 4AR</i>
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01 The development hereby permitted shall be begun before the 9 May 2019.

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:

Drawing Number - un-numbered 1/1250 Location Plan  
 Drawing Number - A3 dated 12 May 2017 - Block Plan  
 Drawing Number - A3 - Proposed Floor Plan and Elevations for Garage to Plot 9  
 Drawing Number - A3 - Proposed Floor Plan for plot 11  
 Drawing Number - A3 - Proposed Elevations for plot 11

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

03 The development shall take place, including any ground works or demolition, in complete accordance with the Construction Method Statement numbered CONDITIONS 001.

Reason - To ensure that development is carried out in a controlled manner while minimising impacts

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on the surrounding residential properties and also in the interests of highway safety.

04 Within 2 months of the date of this permission, full details of the proposals for the disposal of surface water from the development shall be submitted for the written approval of the Local Planning Authority and shall be implemented as approved.

Reason - To ensure the development is connected to a satisfactory means of surface water disposal and to attenuate run off into the watercourse thereby reducing the likelihood of flooding from the development.

05 The development shall be carried out in full accordance with the materials schedule - reference CONDITIONS 003 received on 12 May 2017.

Reason - In the interest of the visual amenity of the locality.

06 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 each dwelling.

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 The connection to Nightingale Way and internal road and footways shall be provided in accord with the approved drawings.

Reason - To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety.

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

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

09 All off street car parking shall be provided at 5.5m x 2.9m to be in accordance 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.

10 The vehicular turning facility for service and delivery vehicles shown on plan No CONDITIONS 004 received on 12 May 2017 shall be maintained free from obstruction during the construction period, or until the approved turning head has been provided.

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.

11 Prior to first occupation of the approved development, each of the proposed vehicular accesses shall be constructed at right angles to the proposed highway boundary and to a width of 3.7metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

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12 Prior to the occupation of any of the approved dwellings the developer shall provide a pedestrian crossing (pram crossing) facility between No 18 and Rockledge Nightingale Way in accordance with the details shown on plan No CONDITIONS 005.

Reason - To make adequate provision for the additional pedestrian traffic generated within the highway as a result of the development.

13 The protection measures for the trees along the northern boundary of the site - as shown on plan no CONDITIONS 007 received on 12 May 2017 - shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected.

Reason - These trees are in close proximity to the proposed development and are considered to have an important amenity value and form an important part of the character and appearance of the area. Detailed measures for the protection of these trees during the construction phase are therefore required.

14 The landscaping - as shown on plan No CONDITIONS 008 received on 12 May 2017 - shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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<i>17/00716/FUL Approval - Full 26.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs T Craydon</i>	<i>Proposed single storey side extension.</i>	<i>179 St Johns Road Clacton On Sea Essex CO16 8DD</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

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<i>17/00744/FUL Approval - Full 29.06.2017 Delegated Decision</i>	<i>Mrs M Simmons</i>	<i>Alterations to room in roof to provide bedroom with ensuite and dormer window to side elevation.</i>	<i>2 Marlowe Road Jaywick Clacton On Sea Essex CO15 2PN</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.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 1783-01 revision: A.

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

<i>17/00765/FUL Refusal - Full 29.06.2017 Delegated Decision</i>	<i>Mr Jaminitzky</i>	<i>Conversion of detached garage and first floor recreational room to a detached one bedroom dwelling with parking.</i>	<i>55 Walton Road Clacton On Sea Essex CO15 6EB</i>
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01 Paragraph 58 of the National Planning Policy Framework requires that development should "respond to local character and history, and reflect the identity of local surroundings and materials". Paragraph 60 adds that it is "proper to seek to promote or reinforce local distinctiveness". Similarly, Saved Tendring District Local Plan (2007) Policy HG13 on "Backland Residential Development" requires that proposals for residential backland development should meet all the criteria listed therein, including criterion (iv) that "the proposal does not involve "tandem" development using a shared access; (vi) that the proposal must not be "out of character in its particular setting; and (vii) that "the proposal would not be out of character with the area or set a harmful precedent for other similar forms of development". It also states that (iii) "long narrow driveways should be avoided". A similar approach is taken in draft Policy LP8 of Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The main character of this area is linear residential development with road frontages and an established front building line. The character of the proposal would be non-frontage development in a tandem arrangement with a long narrow driveway using a shared access. Whilst the resultant plots would still be spacious with sufficient parking and garden provision, the development overall is considered out of character in its particular setting due to its backland nature. The development is likely to result in undue disturbance to the occupiers of number 59 Walton Road to the east from the additional traffic movements resulting from the intensification of the use of this building as a separate dwelling.

The approval of this development is contrary to the aims of the afore-mentioned national and local policy and would set a harmful precedent.

<i>17/00867/HHPN OT HHPN - Prior Approval Not Required 28.06.2017</i>	<i>Keith Edwards</i>	<i>Conservatory to rear of property with a height of 3.099m and depth of 3.965m.</i>	<i>2 Finchdale Clacton On Sea Essex CO15 4JN</i>
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01 Drawing titled 'Block Plan (1:200)', 'Quotation for Mr & Mrs Edwards' and 'Typical Foundation Details.'



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<i>17/00907/TPO Approval - Full 29.06.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>3 No. Oak - reduce by 30% and lifted to 5 m.</i>	<i>Land West of Grove Cottage Jaywick Lane Clacton On Sea 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.

### **Elmstead Market Parish Council**

#### **No Determinations**

### **Frating Parish Council**

#### **No Determinations**

### **Frinton & Walton Town Council**

<i>17/00717/FUL Approval - Full 26.06.2017 Delegated Decision</i>	<i>Mr M Bulat</i>	<i>First floor extension over existing kitchen and shower room.</i>	<i>28 Beaumont Close Walton On The Naze Essex CO14 8TX</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. P01.

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

<i>17/00758/FUL Approval - Full 29.06.2017 Delegated Decision</i>	<i>Ms P Beattie</i>	<i>Erection of 9no. detached dwellings with garaging and access.</i>	<i>Chartfield Drive Kirby Le Soken Essex CO13 0DR</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 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - The development is publicly visible and therefore sympathetic materials are a visually essential requirement.

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."

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

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

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

05 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 agreed in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the first occupation of the approved dwelling and shall be retained thereafter in the approved form.

Reason - In the interests visual and residential amenity.

06 Prior to occupation of the development the vehicular parking and turning facilities, as shown on the submitted plan no. 6465/1105 Revision P4, shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

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

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

08 Prior to the first occupation of the development, the proposed road shall be constructed to a width of 5.5 metres within the site and provided with 2 x 2m footways. Each access shall be served with an appropriate dropped kerb crossing of the footway.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of

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highway safety.

09 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 and under body 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.

10 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 dwelling.

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

11 The removal of all vegetation shall only be carried out outside of the bird nesting season (March to August inclusive).

Reason - To ensure the protection of birds potentially nesting on site.

12 Prior to the commencement of development details of the measures for the protection of the trees on the eastern boundary of the site, which comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction", shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason - To ensure the existing mature trees are safeguarded during construction and retained in the interests of visual amenity.

13 The development shall be carried out in accordance with the recommendations contained in the submitted 'Phase 1 Ecological Survey' as prepared by Robson Ecology. This includes the carrying out of the ecological enhancement methods outlined in section 5.2 of the submitted survey. The enhancements shall be implemented in accordance with the recommendations in the survey before occupation of the hereby approved development.

Reason - To preserve and enhance the biodiversity of the site.

14 No means of external lighting shall be installed until details of an 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 order to allow a more detailed technical consideration of the lighting at the site, as there is insufficient information submitted within the application to ensure adequate safeguarding of the amenity of nearby properties and prevent the undesirable, disruptive and disturbing effects of light pollution.

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

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approved plans: 6465/1105 Revision P4, 6465/1201 Revision P3, 6465/1202 Revision P3, 6465/1203 Revision P3, 6465/1301 Revision P2, 6465/1302 Revision P2, 6465/1303 Revision P2, 6465/1304 Revision P3 and 6465 - 1305 - P1.

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

<i>17/00812/FUL Approval - Full 27.06.2017 Delegated Decision</i>	<i>Martin Chitticks</i>	<i>Erection of a single storey pitched roof rear extension.</i>	<i>28 Peake Avenue Kirby Cross Frinton On Sea Essex CO13 0SQ</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: 0417-07, 0417-04C, 0417-03C and 0417-02C.

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

<i>17/00905/TCA Approval - Full 29.06.2017 Delegated Decision</i>	<i>Alastair Simmons</i>	<i>1 No. Ash - fell. Group of conifers - fell. Sycamore and Arbutus - pruning required</i>	<i>Tasma 16 Third Avenue Frinton On Sea Essex CO13 9EG</i>
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<i>17/00884/TCA Approval - Full 29.06.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>T1 - Oak, T2 - Oak, T6 - Oak, T7 - Oak, T9 - Oak - reduce by 30%. T3 - Poplar, T8 Poplar - reduce by 50%. T4 - group of Hawthorn and Prunus to be cut back from drive. T5 - Sycamore - reduce by 30%. T10 - 2 Poplar trees - reduce by 40%. T11 - group of 3 conifer trees - reduce by 30%</i>	<i>Marylands Holland Road Frinton On Sea Essex CO13 9ES</i>
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<i>17/00886/TCA Approval - Full 29.06.2017 Delegated Decision</i>	<i>Mr Bliss</i>	<i>Rear garden. Cupressus Macrocarpa - remove bough growing towards the conservatory back to main trunk, remove branches close to chimney to give good clearance, remove 2 rubbing branches over lawn area</i>	<i>36 The Esplanade Frinton On Sea Essex CO13 9HZ</i>
<i>17/00904/TCA Approval - Full 29.06.2017 Delegated Decision</i>		<i>1 No. Eucalyptus - fell</i>	<i>38 Fourth Avenue Frinton On Sea Essex CO13 9DX</i>

### **Great Bentley Parish Council**

<i>17/00751/FUL Approval - Full 26.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs Fairbrother</i>	<i>Proposed reconstruction of roof to form additional bedrooms and bathroom. Single storey rear extension. Erection of a replacement garage.</i>	<i>Mayadan Aingers Green Road Aingers Green Great Bentley Colchester Essex CO7 8NH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers MAG/1, MAG/2 and MAG/3.

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

### **Great Bromley Parish Council**

**No Determinations**

### **Great Oakley Parish Council**

**No Determinations**

### **Harwich 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>16/01076/FUL Approval - Full 28.06.2017 Delegated Decision</i>	<i>Thomas Hartshorn</i>	<i>Conversion of 51 Stour Road into two 1 bed properties. One on ground level, and another on the first floor.</i>	<i>51 Stour Road Harwich Essex CO12 3HS</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 Location Plan;

Drawing Number A100 Rev A - Site Plan;

Drawing Number A102 - Proposed Floor Plans;

Drawing Number A105 - Proposed Sections, and

Flood-risk Assessment - Ref QFRA 615 Version 1.2, dated May 2017 submitted by U.K Flood Risk Consultants.

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

03 The development hereby approved shall be carried out strictly in accordance with the submitted Flood Risk Assessment by UK Flood Risk Consultants - Project QFRA 615 V1.2 dated 30 May 2017 and shall incorporate all mitigation measures and evacuation procedures detailed that Flood Risk Assessment.

Reason - In the interests of public safety and to minimising flood risk.

<i>17/00597/FUL Approval - Full 30.06.2017 Delegated Decision</i>	<i>Clive Harrison</i>	<i>Change of use to bed and breakfast.</i>	<i>The Old Swan House 14 Kings Head Street Harwich Essex CO12 3EE</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 'Swan House Ground Floor', 'Swan House 1st Floor 4 Proposed Guest Rooms' and 'Swan House 2nd Floor'.

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>17/00719/FUL Approval - Full 29.06.2017 Delegated Decision</i>	<i>Mr David Drysdale</i>	<i>Demolish existing 1.1 metre garden brick wall and replace with a wooden fence less than 2 metres high.</i>	<i>2 Newton Road Dovercourt Harwich Essex CO12 4JD</i>

01 No conditions.

### **Lawford Parish Council**

<i>17/00839/FUL Approval - Full 27.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs D Baldry</i>	<i>Single storey side/rear extension with alterations.</i>	<i>124 Colchester Road Lawford Manningtree Essex CO11 2BH</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: 04/846-103 and 04/846-102 Revision A.

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

03 Prior to the commencement of the approved development no development shall take place until the existing trees show on the submitted Tree Survey and Protection Plan (Site Plan 1:200), 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.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

### **Little Bentley Parish Council**

**No Determinations**

### **Little Bromley Parish Council**

**No Determinations**

### **Little Clacton Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/00421/FUL Approval - Full 30.06.2017 Committee Decision	Mr M Rockall - Sole Bay Developments Limited	Construction of a development of 81 predominantly single storey retirement dwellings (following demolition of existing single dwelling).	Chicken Farm Thorpe Road Little Clacton Clacton On Sea Essex CO16 9RZ

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 following submitted plans:

- o 5075 PA01A Site Location Plan
- o 5075 PA02A Existing Site Plan
- o 5075 PA03E Proposed Site Plan
- o 5075 PA04A Existing Wider Context Plan
- o 5075 PA05B Proposed Wider Context Plan
- o 5075 PA06B Proposed Dwelling Type A
- o 5075 PA07B Proposed Dwelling Type B
- o 5075 PA08B Proposed Dwelling Type C
- o 5075 PA09B Proposed Dwelling Type D
- o 5075 PA10B Proposed Dwelling Type E
- o 5075 PA11B Proposed Street Scenes
- o 5075 PA12B Proposed Site Roof Plan
- o 5075 PA13A Proposed Garage Plans & Elevations
- o 5075 PA100 Site Plan Illustrating Boundary Treatments
- o 5075 101 Proposed Block Paving Layout
- o 5075 101 Proposed Entrance Wall Details

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

03 No occupation of the development shall take place until a priority junction off Thorpe Road to provide access to the proposal site is completed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The junction shall include, but shall not be limited to, a 5.5 metre wide carriageway, 2 no. 6 metre kerbed radii and a 120 metre x 2.4 metre x 70 metre visibility splay as shown in principle on planning application drawing number IP14\_010\_10/100 Rev. D Site Access Plan.

Reason - To protect highway efficiency of movement and safety.

04 No occupation of the development shall take place until the applicant and/or developer has provided, to the first owner of each dwelling on the site, a Residential Travel Information Pack for sustainable transport. The details of the pack shall have first been submitted to and approved, in writing, by the Local Planning Authority and shall include as a minimum six one day travel vouchers for use with the relevant local public transport operator.

Reason - To promote travel from the site by sustainable modes including public transport as an alternative to the private motor car.

05 The hereby permitted development shall be carried out in accordance with the submitted



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Contract Method Statement Ref: 16-091/MS01 Issue SR01 received on 06 June 2017 and Traffic Management Layout and Plan Ref: 16-091 by B&W received on 20 February 2017.

Reason - To ensure that the development takes place in a satisfactory manner with regard to its impact on residential amenity and highway safety in the local area.

- 06 Soft landscaping for the development shall be carried out and maintained in accordance with the following details received on 20 February 2017:
- o DFCC 1157 Doc-01 Soft Landscape Specification
  - o DFCC 1157-Doc-02 Soft Landscape Management Plan
  - o DFCC 1157 Drawing Register
  - o DFCC 1157\_D01 Tree Pit Detail
  - o DFCC\_1157\_L01 Soft Landscape Plan Area 1
  - o DFCC\_1157\_L02 Soft Landscape Plan Area 2
  - o DFCC\_1157\_M01 Trees
  - o DFCC\_1157\_M02 Wildflower and Bulbs
  - o DFCC\_1157\_M03 Swale and Attenuation Ponds Planting Palette
  - o DFCC\_1157\_M04 Hedge and Buffer
  - o DFCC\_1157\_M05 House Frontage and Amenity Space
- and drawing numbers DCCP 3135 TSP Tree Survey Plan and DFCCP 3135 TPP Tree Protection Plan received on 16 March 2016.

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

- 07 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the landscaping details referred to in condition 06 of this planning permission 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.

Reason - In order to ensure the earliest practicable implementation of new planting required to mitigate the impact of development, in the interests of local and residential amenity.

- 08 Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In order to ensure the satisfactory establishment of new planting required to mitigate the impact of development, in the interests of local and residential amenity.

- 09 No demolition of any of the existing buildings on site shall commence until a Phase 2 Bat Survey and assessment has been submitted to and approved, in writing, by the Local Planning Authority. Demolition of the structures and any development thereafter shall be carried out in accordance with the recommendations of the assessment as approved.

Reason - To ensure that bats, as a protected species, are not harmed as a result of the development.

- 10 The hereby permitted development shall be carried out and maintained in accordance with the recommendations contained within the following documents dated 14 March 2016:
- o DFC 3135 Rev A Ecological Enhancement Plan
  - o DFCCP 3135 Great Crested Newt; Badger and Dormouse Assessment and Non Licenced Method Statement for Vegetation Clearance
  - o DFCCP 3135 Rev A Extended Phase 1 Habitat Survey

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- o DFCP 3135 Rev A Reptile Survey

Reason - In order to safeguard and enhance protected wildlife species and their habitats and in the interests of biodiversity.

- 11 Notwithstanding the submitted information, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- o Surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development
- o A scheme to minimise the risk of off site flooding caused by surface water run off and groundwater during construction works
- o 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
- o Details of a Sustainable Urban Drainage Management Company

and no occupation of the development shall occur until the approved details have been fully implemented. The scheme shall subsequently be maintained in accordance with the details as approved.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure effective operation of SuDS features over the lifetime of the development.

- 12 No occupation of the development shall occur until details of a foul water strategy (including details of the external appearance of the pumping station and any associated plant/machinery and boundary enclosures) have been submitted to and approved in writing by the Local Planning Authority and the works have been completed in accordance with the foul water strategy as approved.

Reason - To prevent environmental and amenity problems arising from flooding and in the interests of visual amenity.

- 13 The materials used in the development shall be in accordance with the submitted Wincer Kievenaar's Material Schedule dated 13 February 2017 Plots 1-38, 79 and 81; Wincer Kievenaar's Material Schedule dated 3 April 2017 Plots 39-78 and 80 and drawing number 5075 101 Proposed Block Paving Layout.

Reason - To ensure a satisfactory development in relation to external appearance.

- 14 The hereby permitted development shall be carried out in accordance with the details contained within drawing number DRG 5075/PA100 received on 20 February 2017. The boundary walls and fences and the waste and refuse collection points as approved shall be erected/provided prior to the building/s to which they relate being first occupied and shall thereafter be retained in their approved form.

Reason - To ensure a satisfactory development in terms of appearance and functionality, in the interests of amenity.

- 15 The hereby permitted development shall be carried out in accordance with the external lighting details shown by the following plans and documents received on 20 February 2017 and no occupation of the development shall occur until the scheme has been implemented fully in accordance with the details as approved:
- o S38 Proposed Lighting Design Document - R0

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- o S38 Proposed Lighting Electrical Connections Schedule - R0
- o S38 Proposed Lighting - Risk Assessments - R0
- o S38 Roadway Lighting Report - 9.50m Road Width Single Sided
- o S38 Roadway Lighting Report - 9.50m Road Width Staggered Sided
- o Outdoor Lighting Report dated 14 February 2017
- o Drawing No. MMA13935/001 R1 Street Lighting Design

Reason - To ensure lighting is sensitively designed, minimises light spillage and ensures the use of low level, directional lighting to minimise light pollution and ensure there will not be a light nuisance to the existing residential dwellings.

- 16 Within the hereby permitted development, no dwelling shall be occupied until a high-speed broadband connection is installed utilising resistant tubing to that dwelling. All in accordance with details that shall be submitted to and approved, in writing, by the Local Planning Authority. If the applicant is unable to achieve this standard of connection, and can evidence through consultation that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 24mbps) wireless service will be considered acceptable.

Reason - To ensure the development is able to be equipped with high speed broadband to enable opportunities for web-based communication and homeworking.

- 17 Before development shall commence, or at a later date agreed in writing by the Local Planning Authority, the applicants shall submit to the Local Planning Authority a Local Recruitment Strategy to include details of how the applicant/ developer shall use their reasonable endeavours to promote and encourage the recruitment of employees and other staff in the locality of the application site, for the construction of the development. The approved Local Recruitment Strategy shall be approved in writing by the Local Planning Authority and adhered to therein after.

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

- 18 The recommendations of the Remediation Method Statement (RSA Geotechnics Ltd Report No. 14204RS May 2017) shall be carried out prior to the commencement of any works of construction/demolition on site unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing a minimum of two weeks prior to commencement of the remediation scheme works of the date that the remediation works will commence. Following completion of the measures identified in such approved Remediation Method Statement, a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority.

In the event that contamination is found which was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken and, where remediation is necessary, a new Remediation Method Statement shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Method Statement, a verification report shall be submitted to and approved in writing by the Local Planning Authority. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this condition have been satisfied.

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

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workers, neighbours and other offsite receptors.

- 19 No occupation of the development shall occur until a scheme for the provision of open space within the approved site, in accordance with drawing no. 5075 PA03E Proposed Site Plan, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the laying out and construction of the open space, and a timetable for its provision. The open space shall then be provided in accordance with the approved scheme, unless otherwise agreed in writing with the Local Planning Authority.

Reason - This condition is imposed to ensure a satisfactory provision of open space is provided in the interests of the amenity of future residents.

- 20 No occupation of the development shall occur until a Landscape Management Plan including long term design objectives, management responsibilities and maintenance/frequency schedules for all public open space and landscaped areas (including those comprising SUDs drainage features) other than small, privately owned, domestic gardens has been submitted to and agreed in writing by the Local Planning Authority. The Landscape Management Plan shall thereafter be carried out as approved at all times.

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

- 21 No occupation of the development shall occur until details of a management company responsible for the maintenance of the public open space and landscaped areas in the Landscape Management Plan, has been submitted to, and agreed in writing by, the Local Planning Authority. The landscape management company, as approved, shall maintain the landscaped areas in accordance with the approved Landscape Management Plan in perpetuity unless otherwise subsequently agreed, in writing, by the Local Planning Authority.

Reason - The application contains insufficient information to ensure that the landscaped areas will be maintained to a satisfactory condition and there is a potential adverse impact on the quality of the surrounding environment.

<i>17/00726/OUT Refusal - Outline 26.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs Gunfield</i>	<i>Proposed two detached houses.</i>	<i>Site adjacent 259 Harwich Road Little Clacton Clacton On Sea Essex CO16 9PX</i>
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- 01 The site lies outside of the Settlement Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). 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.

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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.

With this in mind, 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. Little Clacton is identified as a 'village' within saved Policy QL1 of the adopted Tendring District Local Plan 2007 and is defined as a 'Rural Service Centre' within Policy SPL1 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) in recognition of its size and small range of local services. For these settlements, the Local Plan identifies opportunities for smaller-scale growth. However, in this instance, the application site is located over 800 metres from the edge of defined settlement boundary with Little Clacton further diminishing any social sustainability credentials of the site as it is far from any of the already limited range of local services within the defined boundary.

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 Paragraph 58 of the National Planning Policy Framework requires that development should "respond to local character and history, and reflect the identity of local surroundings and materials". Paragraph 60 adds that it is "proper to seek to promote or reinforce local distinctiveness".

Saved Policy QL9 and EN1 of the Tendring District Local Plan 2007 and Policy PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape.

The site represents a visual break between existing dwellings which contributes positively to the semi-rural and undeveloped character of the locality allowing clear views across the landscape to the rear. This side of Harwich Road has a strong character of pairs of semi-detached dwellings predominately with low front boundary treatments.

The development would result in the infill of this important visual break in the built form with detached dwellings and side gardens enclosed by high close boarded fencing being out of keeping with the prevailing form of development in this locality being demonstrably harmful to visual amenity and the character of the area.

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17/00736/FUL Approval - Full 26.06.2017	Mr John Russel - Little Clacton Tennis Club	Proposed replacement clubhouse and associated parking.	Whitegates L T C 52 Holland Road Little Clacton Clacton On Sea Essex CO16 9RS

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 Within 3 months of the clubhouse hereby approved being first occupied the existing pre-fabricated clubhouse shall be demolished and all materials resulting therefrom shall be cleared from the site.

Reason - The new building has been approved as a replacement for the older building, and in order to avoid the site appearing cluttered in the interest of the visual amenity of the site.

03 The approved scheme of landscaping shown on drawing no. LCTC-02 B and supporting information titled 'General Specification for Soft Landscaping', shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

04 The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plan no. LCTC-02 B, including any parking spaces for the mobility impaired, have been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

05 The approved building shall only be used as clubhouse and base for a sports therapist/coach in association with the tennis club and for no other purpose including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason - To retain control over the potential uses within Use Class D2 in the interests of residential amenity.

06 The building hereby permitted shall not be used outside of the following times;

Monday - Saturday (8:00am - 22:00pm)

Sunday and Bank Holidays (08:00am - 20:00pm)

Reason - In the interests of local amenity.

07 The development hereby permitted shall be carried out in accordance with the following approved plans: LCTC-01 C and LCTC-02 B.

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

<i>17/00754/FUL Approval - Full 26.06.2017 Delegated Decision</i>	<i>Dynamic Property Investments Ltd</i>	<i>Proposed engineering works to infill existing pond and construction of 2no. three bedroom detached bungalows and associated garages.</i>	<i>84 Holland Road Little Clacton Clacton On Sea Essex CO16 9RS</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Reason - The application site is publicly visible and therefore suitable materials are required in order to maintain the character of the area.

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."

Reason - In the interests of visual amenity and biodiversity.

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

Reason - To ensure the effective implementation of the approved landscaping in the interest of visual amenity.

05 No development shall take place until precise details of the provision, siting, design and

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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 any of the hereby approved dwellings being occupied and thereafter be retained in the approved form.

Reason - In the interests of visual and residential amenity.

- 06 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2 metres by 60 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

- 07 Prior to occupation of the development the vehicular parking, garages and turning facilities, as shown on the submitted plan 633/1 shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

- 08 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.

- 09 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 and under body 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.

- 10 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 dwelling.

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

- 11 The removal of all vegetation shall only be carried out outside of the bird nesting season (March to August inclusive).

Reason - To ensure the protection of birds potentially nesting on site.

- 12 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and



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re-enacting that Order with or without modification), no provision of fences, walls or other enclosures, shall be erected on the southern boundary of the site except in accordance with drawings showing the design and siting of such enclosures which shall previously have been submitted to and approved, in writing, by the Local Planning Authority by way of a planning application.

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

- 13 The development shall be carried out in accordance with the recommendations contained in the submitted 'Ecological Appraisal and Great Crested Newt Survey' as prepared by Liz Lord Ecology. This includes the carrying out of the ecological enhancement methods outlined in section 6.0 of the submitted survey. The enhancements shall be implemented in accordance with the recommendations in the survey before occupation of the hereby approved development.

Reason - To preserve and enhance the biodiversity of the site.

- 14 The development hereby permitted shall be carried out in accordance with the following approved plans: 633/1, 633/2, 633/3 and 633/4.

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

<i>17/00806/FUL Approval - Full 26.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs Strutt</i>	<i>Resubmission of 17/00042/FUL New detached house and garden room - External amendments to previously approved 17/00042/FUL and addition of swimming pool building.</i>	<i>Plot 5 Betts Green Road Little Clacton Essex CO16 9NH</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans, 16-14 STPL 10, 16-14 STPL 11, 16-14 STPL 13 and 16-14 STPL 14.

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

### **Little Oakley Parish Council**

#### **No Determinations**

### **Manningtree Town Council**

<i>17/00912/TPO Approval - Full 29.06.2017 Delegated Decision</i>	<i>Mis J Elsworth</i>	<i>Reduce previously pollarded Sycamore, up to 6 m reduction in length back to previous pruning cuts.</i>	<i>35 Malthouse Road Manningtree Essex CO11 1BY</i>
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- 01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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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.

### **Mistley Parish Council**

<i>17/00374/FUL Approval - Full 28.06.2017 Delegated Decision</i>	<i>Mrs Elizabeth Meston</i>	<i>Proposed single storey rear extension (following demolition of existing single storey extension).</i>	<i>Staplehurst High Street Mistley Manningtree Essex CO11 1HD</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

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

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

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 04c, 03c and 02c.

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

<i>17/00375/LBC Approval - Listed Building Consent 28.06.2017 Delegated Decision</i>	<i>Mrs Elizabeth Meston</i>	<i>Proposed single storey rear extension (following demolition of existing single storey extension).</i>	<i>Staplehurst High Street Mistley Manningtree Essex CO11 1HD</i>
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

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

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

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

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

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 04c, 03c and 02c.

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

### **Ramsey & Parkeston Parish Council**

<i>16/01586/FUL Approval - Full 30.06.2017 Delegated Decision</i>	<i>Mr Jock Essex- Outlaw</i>	<i>Continued use of former agricultural building and land as a leisure plot and retention on 2m high boundary fence/security gates.</i>	<i>Land adjacent School House Wix Road Ramsey Essex CO12 5HP</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number -SP/01 - Location Plan, and  
Drawing Number -SP/02 - Block Plan.

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

02 Within 3 months of the date of this consent, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) a scheme of landscaping,
- b) a schedule of proposed plant species, size and density and planting locations
- c) the treatment/paint colour for the retained fence and gates
- d) an implementation programme for the painting of the fence/gates

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All planting, seeding or turfing in the approved scheme of landscaping shall be carried out in the first planting and seeding season and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, and the approved scheme for the treatment of the fence shall be carried out in accordance with the agreed implementation programme and thereafter retained in the agreed colour.

Reason - in the interest of the visual amenity and rural character of the locality.

03 The use hereby permitted shall be carried out only by Mr Jock Essex-Outlaw and shall be discontinued on the date when Mr Jock Essex-Outlaw ceases to occupy the premises.

Reason - The operation of the use in a different way could lead to unacceptable impacts on the locality, and would need further assessment in accordance with Policies of the Adopted Tendring District Local Plan.

04 The use approved shall be used solely for hobby and leisure purposes and shall not be used for any trade or business.

Reason - For the avoidance of doubt and to avoid the establishment of a commercial activity in an unsuitable location, in the interest of the rural character of the area and the amenities enjoyed by the occupants of nearby residential properties.

05 The premises shall be used as a leisure plot for outdoor sports and recreational activities listed in the applicants letters accompanying the application, received on 20 October 2016 and 28 September 2016, and for no other purpose, including any other purpose in Class D2 of the Schedule to 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 with or without modification.

Reason - Any other use would require further assessment in accordance with policies of the Tendring District Local Plan in the interest of the rural character of the area and the amenities enjoyed by the occupants of nearby residential properties.

06 There shall be no display or storage of goods/equipment outside of the existing storage buildings at any time.

Reason - In order to safeguard the visual amenity of the area and local resident's amenity.

<i>16/02128/OUT Approval - Outline 28.06.2017 Delegated Decision</i>	<i>Arpac Ltd</i>	<i>Construction of twelve houses with associated parking, access and landscaping (alternative scheme to application ref 16/01267/OUT).</i>	<i>Land West of Edward Street Parkeston Essex CO12 4PS</i>
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01 Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

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

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02 Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 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.

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

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

04 The proposed development shall be carried out in accordance with the following approved plan: 8088/700 Revision B, but only in respect of those matters not reserved for later approval.

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

05 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 protect the amenities and privacy of occupiers of the adjoining property.

06 The development shall be carried out in accordance with the Tree Survey and Tree Constraints Plan dated 14.07.16 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

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

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

08 The development shall be carried out in accordance with the mitigation methods outlined in the submitted Phase 2 Ecological Surveys & Mitigation Strategy prepared by Southern Ecological Solutions (August 2016).

Reason - In the interest of biodiversity and to ensure the proposal does not adversely impact on the habitat of protected species.

09 Prior to occupation of the development the vehicular parking and type 3 turning facility, as shown on approved plan no. 8088/600 Revision A, shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

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10 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.

11 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.

12 No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) 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 and under body 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.

13 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to as close as reasonably practical to the 1 in 1 greenfield rate calculated from the area draining to the surface water drainage network for all events up to the 1 in 100 year rate plus 40% allowance for climate change. The run-off rate should be no higher than 1l/s.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. Any surface water drainage system should have a suitable half drain time.
- Final modelling and calculations for all areas of the drainage system.
- Further details in regards to the outfall from the site showing how surface water will be conveyed to the ditch proposed to discharge into.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment.

- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

14 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason - The National Planning Policy Framework paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

15 No works shall take place 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, 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. Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

16 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. 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.

17 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the Local Planning Authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification

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report for all the remediation works shall be submitted to the Local Planning Authority within 21 days of the report being completed and approved in writing by the Local Planning Authority.

Reason - To protect future residents against any potential contaminants present on the site.

### **St Osyth Parish Council**

<i>17/00885/TCA Approval - Full 29.06.2017 Delegated Decision</i>	<i>Mrs H Frost</i>	<i>1 No. Sycamore - crown reduction.</i>	<i>Chapel Cottage Chapel Lane St Osyth Clacton On Sea Essex CO16 8RR</i>
<i>17/00911/TCA Approval - Full 29.06.2017 Delegated Decision</i>	<i>Mr D Ward</i>	<i>Reduce Walnut by 40%. Conifers by fish pond - fell. Various conifers - reduce. Conifer and Spruce by side gate - reduce.</i>	<i>33 Mill Street St Osyth Clacton On Sea Essex CO16 8EJ</i>

### **Tendring Parish Council**

#### **No Determinations**

### **Thorpe-le-Soken Parish Council**

<i>17/00548/FUL Approval - Full 27.06.2017 Delegated Decision</i>	<i>Ms C Houston - Bennett Plc</i>	<i>Variation of condition 2 of planning application 13/01481/FUL (approved drawings) to enable implementation of taller screen fencing (2.5 metres high to part Eastern boundary).</i>	<i>Land North of Abbey Street Thorpe Le Soken Essex CO16 0JE</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans submitted under 13/01481/FUL:

4370-PL-002I  
4370-PL-003F  
4370-PL-004F  
4370-PL-005A  
4370-PL-006B  
4370-PL-101A  
4370-PL-102A  
4370-PL-103B  
4370-PL-104A  
4370-PL-105A



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4370-PL-106A  
4370-PL-107  
4370-PL-108B  
4370-PL-109B  
4370-PL-110  
4370-PL-111  
4370-PL-112A  
4370-PL-113A  
4370-PL-114  
4370-PL-115A  
4370-PL-116 Rev1  
4370-PL-117A  
4370-PL-118A  
4370-PL-119  
4370-PL-120 Rev1  
4370-PL-121  
4370-PL-122A  
4370-PL-123  
4370-PL-124A  
4370-PL-125A  
4370-PL-126A  
4370-PL-127A  
4370-PL-128A  
4370-PL-129  
4370-PL-130  
4370-PL-131A  
4370-PL-132  
4370-PL-133  
4370-PL-134  
4370-PL-140A  
4370-PL-141A

And Drawing numbers JBA 08/115 01 Rev C, JBA 08/115 02 Rev C and JBA 08/115 03 Rev C

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

02 The materials to be used in the construction of the external surfaces of the buildings shall be as approved under 16/01255/DISCON unless otherwise agreed in writing with the Local Planning Authority.

Reason - As this development is publicly visible the prior approval of materials is essential in the interests of visual amenity, and character and appearance of the conservation area.

03 Hard and soft landscape works shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority. The retained trees shall be protected during construction in accordance with the recommendations outlined in the submitted Arboricultural report produced by Hayden's Arboricultural Consultants. The measures shown on drawing no. 3992-D of 13/01481/FUL shall also be erected prior to the commencement of development and retained throughout the duration of building and engineering works.

Reason - In order to ensure the satisfactory development of the site in terms of visual impact as the landscaping scheme is considered to play an important part in integrating the development with the surrounding development.

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04 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (17/00280/DISCON) 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. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.

Reason - In order to ensure the satisfactory development of the site in terms of visual impact as the landscaping scheme is considered to play an important part in integrating the development with the surrounding development.

05 The landscape management plan shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority. The landscape management plan shall be carried out in accordance with the details and timescales in the approved plan and retained at all times thereafter.

Reason - In order to ensure the satisfactory development of the site in terms of visual impact as the landscaping scheme is considered to play an important part in integrating the development with the surrounding development.

06 The screen walls, fences, bollards and railings shall be as approved under 17/00280/DISCON and as approved under 17/00548/FUL unless otherwise agreed in writing with the Local Planning Authority. The approved screen walls and fences (and bollards and railings) shall be erected prior to first occupation of the permitted dwellings and thereafter be retained in the approved form.

Reason - To protect the amenities and privacy of occupiers of the adjoining properties, and future residents, and in the interests of character and appearance of the area.

07 The hereby approved rooflight on the side elevation of Plot 19 as shown on drawing no. 4370-PL-118A submitted under 13/01481/FUL shall be installed with the bottom rail of the rooflight no lower than 1.7 metres above finished floor level.

Reason - In the interests of the amenities of the occupants of the adjacent property.

08 No external lighting shall be used or installed until details of an illumination scheme have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details thereafter.

Reason - In order to allow a more detailed technical consideration of the lighting at the site, as there is insufficient information submitted within the application to ensure adequate safeguarding of the amenity of nearby properties and prevent the undesirable, disruptive and disturbing effects of light pollution on the surrounding area and biodiversity.

09 The communal bin/refuse collection points shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the dwelling they serve and retained at all times thereafter.

Reason - To provide satisfactory refuse and collection facilities to the hereby approved dwellings and protecting the amenities of neighbouring residential properties.

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10		No construction work, site clearance or deliveries shall take place on the site on Sundays or public holidays. On all other days no construction works, site clearance or deliveries shall take place on the site outside of the following times: 0700 - 1900 Mondays to Fridays and 0800 - 1300 on Saturdays. These restrictions shall apply throughout the site clearance and construction period.	
		Reason - In the interests of residential amenity for occupants of surrounding dwellings along Frinton Road, Abbey Street, Oak Close, Beldams Close, and Abbey Crescent.	
11		The ecological management scheme and mitigation plan shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.	
		Reason - To preserve and enhance the biodiversity of the site.	
12		The programme of archaeological trial trenching, mitigation strategy and publication report shall be as approved under 16/01255/DISCON unless otherwise agreed in writing with the Local Planning Authority.	
		Reason - The site is potentially of archaeological and historical significance.	
13		The windows and doors in the hereby approved dwellings fronting Abbey Street (Plots 1-4 and 40) shall be constructed in timber.	
		Reason - To secure an orderly and well-designed development sympathetic to the character and appearance of the conservation area.	
14		Plots 1-3 and 40, and any associated brickwork walling, shall be constructed using a Flemish bond brickwork finish.	
		Reason - To secure an orderly and well-designed development sympathetic to the character and appearance of the conservation area.	
15		The new window and door details shall be as approved under 16/01255/DISCON unless otherwise agreed in writing with the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.	
		Reason - To secure an orderly and well-designed development sympathetic to the character and appearance of the conservation area.	
16		The engineering details of the footpath link to the east of the site shall be as approved under 17/00014/DISCON unless otherwise agreed in writing with the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details before completion of the development.	
		Reason - To safeguard the potential for future linkages to the land to the east.	
17		The sub-station shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority.	
		Reason - In the interests of the amenities of the occupants of the neighbouring properties.	
18		The surface water drainage scheme shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority.	

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Reason - To ensure a satisfactory method for surface water storage and disposal has been provided.

- 19 Prior to the occupation of any dwelling, the vehicular access to Abbey Street shall be constructed in complete accord with the details shown in Drawing No. 4370 - PL- 002 Revision I submitted under 13/01481/FUL, and shall be provided with tactile paving across the access together with a dropped kerb vehicular crossing of the footway/highway verge (to the specifications of the Highway Authority).

Reason - To ensure that all vehicles using the approved road/access do so in a controlled manner and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety.

- 20 The internal road layout and pedestrian facilities shall be provided in precise accord with the details shown in Drawing No. 4370 - PL- 002 Revision I submitted under 13/01481/FUL.

Reason - To ensure that the largest type of vehicle using the proposed development site may do so in a controlled manner and to provide adequate segregated pedestrian access, in the interests of highway safety.

- 21 Prior to the vehicular access being brought into use, minimum vehicular visibility splays to Abbey Street of 70m by 2.4m by 70m, as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

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

- 22 No unbound materials shall be used in the surface treatment of the 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.

- 23 Prior to the residential accesses being brought into use, a 1.5m. x 1.5m. pedestrian visibility splay, relative to the highway boundary, and shown on drawing nos. 4370-PL-003F and 4370-PL-004F submitted under 13/01481/FUL, 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.

- 24 Vehicular turning facilities for service and delivery vehicles shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority and shall be provided within the site prior to occupation of any of the hereby approved dwellings 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.

- 25 The construction and future maintenance of the necessary bridging or piping of the drainage ditch/watercourse shall be as approved under 17/00014/DISCON unless otherwise agreed in writing with the Local Planning Authority. The works shall be carried out in full accordance with the approved details.

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Reason - To prevent or reduce the risk of flooding of the adjoining highway, in the interests of highway safety.

26 The details of the estate roads and footways shall be as approved under 17/00014/DISCON unless otherwise agreed in writing with the Local Planning Authority and shall be carried out in full accordance with the approved details prior to occupation of the approved dwellings.

Reason - To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety.

27 The parking spaces / vehicular hardstandings shall be constructed to minimum dimensions of 5.5m x 2.9m.

Reason - To encourage the use of off-street parking, in the interests of highway safety.

28 The carriageway of the estate road shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageway and footway 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 up-stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and paths in front of each dwelling shall be completed with the final surfacing within twelve months from the first occupation of such dwelling.

Reason - To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety.

29 The development shall not be occupied until such time as the car parking area, indicated on the approved plans submitted under 13/01481/FUL has been hard surfaced, sealed and marked out in parking bays. The car parking area 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.

30 Single garages shall have minimum internal dimensions of 7m. x 3m and shall be provided with vehicular doors a minimum width of 2.3m.

Reason - To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety.

31 Bicycle storage shall be as approved under 17/00014/DISCON unless otherwise agreed in writing with the Local Planning Authority. Bicycle storage shall be provided as approved within the site prior to occupation of the dwellings to which it relates and shall be maintained free from obstruction at all times for that sole purpose.

Reason - To promote the use of sustainable means of transport.

32 The Construction Method Statement shall be as approved under 17/00280/DISCON unless otherwise agreed in writing with the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

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

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the interests of highway safety.

<i>17/00908/TCA Approval - Full 29.06.2017 Delegated Decision</i>	<i>Tendring Technology College - Mr M Rowson</i>	<i>T13, T14, T15 - works in accordance with the tree condition survey.</i>	<i>Tendring Technology and Sixth Form College 35 - 41 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0LQ</i>
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<i>17/00910/TPO Approval - Full 29.06.2017 Delegated Decision</i>	<i>Tendring Technology College - Mr M Rowson</i>	<i>G1, G2, T1 - T12 - works in accordance with the tree condition survey.</i>	<i>Tendring Technology and Sixth Form College 35 - 41 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0LQ</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.

### **Thorrington Parish Council**

<i>17/00728/FUL Approval - Full 27.06.2017 Delegated Decision</i>	<i>Mr &amp; Mrs Glenn Parker</i>	<i>Single storey, flat roofed swimming pool building with retractable roof. Incorporating changing room, plant room and cloakroom.</i>	<i>Windyridge Brightlingsea Road Thorrington Colchester Essex CO7 8JL</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: 02P, 03P and 04P.

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

### **Weeley Parish Council**

#### **No Determinations**

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## **Wix Parish Council**

<i>15/00533/OUT Refusal - Outline 30.06.2017 Delegated Decision</i>	<i>Mr P Lumley</i>	<i>Outline planning application with all matters reserved for a replacement of a single storey dwelling (formerly twin caravans) having a maximum gross floor area of 130m2.</i>	<i>Land adjacent Dove Cottage Colchester Road Wix Manningtree Essex CO11 2RP</i>
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01 The application site is located outside of the Development Boundary as defined by the Saved Tendring District Local Plan 2007 and the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

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 tilted approach to the presumption in favour of sustainable development, under paragraph 14 of the National Planning Policy Framework (NPPF), to be engaged. The NPPF indicates that development should be plan-led and decisions should be made in accordance with the development plan, unless material considerations warrant making a different decision.

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.

With this in mind, the emerging Local Plan also 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. Whilst Wix is accepted as a 'Smaller Rural Settlement' in the hierarchy, that can tolerate small scale increases in housing stock in the form of infill plots within the defined development boundary, the application site is not located within or adjacent to the Wix Defined Settlement Boundary both within the existing and the emerging Local Plan. These boundaries aim 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. As such the site falls within the countryside, and Paragraph 55 of the NPPF states that isolated new dwellings within the countryside requires very special justification, and no such justification has been advanced in this instance.

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 on the Council's ability to manage growth through the plan-led approach, are not outweighed by the very modest benefits. The development is unnecessary and there are no public benefits that might warrant the proposal

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being considered in an exceptional light.

The application is in outline form with only access being considered. However, it is considered that the plot could accommodate a detached dwelling with adequate private amenity space without appearing cramped.

Nonetheless, the introduction of a dwelling in this location would be an incursion of residential development into an area that is semi rural in nature and which is defined by a semi rural nature interspersed with sporadic residential development.

The fact that the dwelling might be of an intrinsically satisfactory design would perform only a neutral factor in the planning balance if the Council could not demonstrate a five year land supply which it can.

As a consequence, the proposal would conflict with Policy QL9 in that, although the eventual design might be able to incorporate the existing boundary screening, the resulting development would introduce further built development into the semi rural character of the area and would not make a positive contribution to the quality of the local environment or protect and enhance its local character. There would also be a clear conflict with the aims of Policy EN1 which seeks to protect, and where possible, enhance the quality of the District's landscape and its distinctive local character. Both policies QL9 and EN1 are consistent with the core aim of the NPPF to recognise the intrinsic character and beauty of the countryside and can be afforded significant weight.

The proposal is thus contrary to the NPPF and Policy QL1, QL9 and EN1 of the adopted Local Plan.

02 The application provides insufficient information to demonstrate to that the impact on the highway network caused by this proposal will not have unacceptable consequences in terms of highway safety and efficiency. The proposal fails to provide information to demonstrate that a satisfactory means of vehicular access with adequate visibility splays at the junction with the public highway can be provided that would not be to the detriment of highway safety and efficiency.

The proposal therefore conflicts with Policies QL9, QL10, QL11 and TR1a of the adopted Local Plan that, amongst other things, requires developments affecting highways to aim to reduce and prevent hazards and inconvenience to traffic.

## **Wrabness Parish Council**

### **No Determinations**