Alresford Parish Council

16/01621/FUL Approval - Full 06.01.2017 Committee Decision	*Mr Lawrence Putter*	*Erection of one detached three bedroom dwelling house.*	*Land adjacent Cockaynes House Cockaynes Lane Alresford*

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: 05/824-101 Revision B, 05/824-104 Revision B, 05/824-102 Revision A, 05/824-103 Revision B and 05/824-105 Revision A.

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

03 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the dwelling, nor shall any buildings, enclosures, swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions or building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - It is necessary for the Local Planning Authority to be able to consider and control further development in order to ensure that adequate usable private amenity space is retained on the plot and in the interests of visual amenity.

04 All work shall be carried out in accordance with the tree protection measures set out on approved 'Root Protection Area' plan no. 05/824-105 Revision A.

Reason - To ensure the protection of the retained trees during the construction phase of the development, in the interests of visual amenity.

05 No development shall take place until a construction method statement has been submitted to and approved in writing by the Council. The statement shall include details of provisions for site operative/visitor parking, and for loading, unloading and storage of plant and materials. Development shall be carried out at all times in accordance with the approved statement.

Reason - In the interests of highway safety.

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 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.

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

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

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

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

09 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall accurately identify the 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 "BS5837:2012 - Trees in Relation to Construction".

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

10 All planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting 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 five years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

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

16/01702/FUL Approval - Full 05.01.2017 Delegated Decision	*Miss Laura Warren & Mr Martin Cook*	*Proposed extensions.*	*8 Ford Lane Alresford*

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: Number ALR002 Rev. A.

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

Ardleigh Parish Council

16/01525/FUL Approval - Full 05.01.2017 Delegated Decision	*Mr James Boyd*	*Erection of 10ft shed to front of property.*	*Oakland Plains Farm Close Ardleigh*

01 Within 3 months from the date of this permission, the elevations and doors of the outbuilding to be retained shall be clad to match the main dwelling and retained in this approved form unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the building appears in keeping with the host dwelling and is acceptable in terms of visual impact within the street scene.

16/01769/LUEX Lawful Use Certificate Granted 06.01.2017 Delegated Decision	*Mr R Auld*	*Lawful use of mobile home as a residential caravan-static*	*Caravan at 18 Coggeshall Road Ardleigh*

01 Tendring District Council hereby certify that on 11th November 2016 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto as edged red on the plan attached to this decision notice was lawful within the meaning of Section 191 of the Town And Country Planning Act 1990 (as amended) for the following reason(s):

The Local Planning Authority is satisfied that sufficient evidence has been provided to demonstrate that, on the balance of probability, the site known as land at 18 Coggeshall Road, Ardleigh, Colchester, Essex CO7 7LP has been used for a use as a mobile home type caravan for residential use-static for a continuous period of at least 10 years prior to the date of this application

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

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

FIRST SCHEDULE

Use as use as a mobile home type caravan for residential use-static

SECOND SCHEDULE

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

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement

action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Beaumont Parish Council

No Determinations

Bradfield Parish Council

16/01688/FUL Application Withdrawn 05.01.2017 Delegated Decision	*Mr Simon Patten - Patten Homes*	*Variation of condition 2 of Planning Permission 15/00285/FUL (in relation to the erection of 2 dwellings/garages) to substitute approved plan no. 3074:001 Revision A with new site plan 3074.100, and substitute approved plan no 3074:002 with new ground floor plan no 3074:002 Rev B.*	*Heath Farm Windmill Road Bradfield*

Brightlingsea Town Council

No Determinations

Clacton-on-Sea

16/01353/FUL Refusal - Full 06.01.2017 Committee Decision	*Mr P Philippou - Stef & Philips*	*Conversion of residential dwelling to 6 bedroom house of multiple occupation.*	*124 Wellesley Road Clacton On Sea*

01 The proposed development fails to provide off street parking facilities with dimensions in accord with the current Parking Standards. Saved Policy HG10 of the Tendring District Local Plan (2007) states that conversions of dwellings to flats/bedsit use will be permitted where highway safety is not adversely affected by arrangements for off-street parking. Emerging Policy LP11 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) confirms that HMO's should be served by a minimum of 1 off-street car parking space per tenancy unit.

Furthermore, Saved Policy TR7 states that for all residential development the adopted car parking standards shall be applied. The standards state that for flats and dwellings a minimum of one parking space per unit should be provided. Saved Policy TR1a also states that proposals affecting highways will be considered in relation to the road hierarchy to reducing and preventing hazards and inconvenience to traffic and to the effects on the transport system.

In this instance, the proposal as submitted does not accord with current or emerging policy standards by reason of insufficient parking facilities. The provision of fewer spaces than required would create additional parking in the highway, conflict with existing residents, and due to the increased braking and turning movements in the highway would increase the risk of collisions. This would be exacerbated further by being in close proximity to the bus stop.

The proposal is therefore contrary to the interests of highway safety, and contrary to Saved Policies TR1a, TR7 and HG10 of the Tendring District Local Plan (2007) and Emerging Policy LP11 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016).

16/01810/LUPROP Lawful Use Certificate Granted 06.01.2017 Delegated Decision	*Mr Alexander Frost*	*Conversion of the existing garage to habitable space. New insulated floor and stud walls.*	*1 The Coppice Wash Lane Clacton On Sea*

01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. This definition is subject to the conditions set out therein, namely that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

16/01830/FUL Approval - Full 05.01.2017 Delegated Decision	*Mr & Mrs Peverell*	*Proposed side and rear single storey extension to form garage and family room.*	*15 Reigate Avenue Clacton On Sea*

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

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

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

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

Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

16/01841/DETAIL *Approval - Reserved Matters/Detailed* *06.01.2017* *Delegated Decision*	*Mr T Hill*	*Submission of revised details for plots 1, 2, 3, 7, 8 and 9 following approval of outline planning permission for the development of detached dwellings with associated garaging and parking in respect of layout, scale, appearance, access and landscaping together with details of an arboricultural survey and ecological enhancement scheme.*	*Land adjacent to 10 The Sheltons* *Kirby Cross*

01 The development hereby permitted shall be carried out in accordance with the following approved plans: 1350 301, 1350 Land 01, 1350 Land 02, 1350 102, 1350 303, 1350 305, 1350 306 and 1350 307.

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

02 The hereby approved development shall take place fully in accordance with the tree root protection measures set out in the submitted Tree Survey and Arboricultural Implication Assessment (prepared by Hayden's - dated 06/03/2015) and accompanying Tree Constraints Plan no. 4621-D.

Reason - In order to suitably protect the root systems of existing trees on the adjacent site for the benefit of the character and appearance of the surrounding area and the ecology of the site.

03 The development shall not be occupied until such time as the car parking areas and garages, indicated on drawing no. 1350 301 have been laid out and constructed ready for use. The car parking areas and garages 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.

16/01972/TPO *Approval - Full* *03.01.2017* *Delegated Decision*	*Mr M Emelis*	*T1 Oak - reduce and re-shape by 30%*	*11 Raglan Road* *Frinton On Sea*

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.

Applicant's Name	*Proposal*	*Location*
Mr N & Mrs EJ Crown	*Front garden. 2 Horse Chestnut - re-reduce, Laburnum - reduce, Prunus Spinosa - reduce, Prunus Spinosa and Elder - fell. Rear garden - group of Sycamores - reduce, Prunus Spinosa - remove fungus covered branch and reduce remainder, crown lift Leylandii, Sycamore - re-pollard.*	*9 Third Avenue Frinton On Sea*
Mrs Hamilton	*4 No. Silver Birch - reduce by 35% overall.*	*34 Ashlyns Road Frinton On Sea*

16/01986/TCA Approval - Full 03.01.2017 Delegated Decision

16/01993/TCA Approval - Full 03.01.2017 Delegated Decision

Great Bentley Parish Council

Mr Gordon Black	*T1 Yew - remove. T2 - reduce by 50%. T3, T4 - reduce by 25% and clear lines and road. T5 reduce by 30%. T6 reduce by 30%, remove lowerlimb over field.*	*Great Bentley Hall The Green Great Bentley*

16/01973/TCA Approval - Full 03.01.2017 Delegated Decision

Great Bromley Parish Council

Mr & Mrs Martin O'Brien	*Outline planning application for proposed 6 No. detached dwellings and garages, and the change of use of the existing barn into a village shop with associated parking for visitors.*	*Little Paddocks Frating Road Great Bromley*

16/01040/OUT Approval - Outline 06.01.2017 Delegated Decision

01 Details of the access, 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.

02 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

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 No more than 2 no. dwellings of the development hereby permitted shall be occupied prior to the proposed new village store being converted and open to the general public.

Reason - To secure the provision of the proposed village store in the interests of sustainability.

05 Prior to the occupation of any of the proposed dwellings the two nearest bus stops on Harwich Road shall be improved and served by new bus shelters in accordance with details that shall be submitted concurrently with the Reserved Matters application. The bus stop improvement works shall be provided entirely at the applicant/Developer's expense.

Reason - To make adequate provision for the additional bus passenger traffic generated as a result of the proposed development.

06 Prior to the occupation of any of the proposed dwellings 2m wide pedestrian footpaths along the Harwich Road and Frating Road frontages of the application site shall be provided entirely at the applicant/Developer's expense.

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

Great Oakley Parish Council

16/00232/OUT *Refusal - Outline* *03.01.2017* *Delegated Decision*	*Cooper Bros. (Gt Oakley) Ltd*	*Outline planning application with all matters reserved for the residential development of 0.2 ha of land to create four bungalows.*	*Land North of Stones Green Road Great Oakley*

01 The application site is located outside of any defined Settlement Development Boundary which aims to direct new development to the most sustainable sites. 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. However, given the limited weight that can be applied to the draft Local Plan, and the status of policy QL1, assessment of the principle of development falls to be considered under the National Planning Policy Framework (NPPF). Chapter 6 of the NPPF has as an objective for the delivery of a wide choice of high quality homes. In order to facilitate this objective paragraph 49 of the NPPF sets out those housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot

demonstrate a five-year supply of deliverable housing sites.

It is accepted that the Council cannot demonstrate a deliverable 5 year housing land supply and as a result officers consider that Tendring District Local Plan (2007) Policy QL1, cannot be considered up-to-date as set out in paragraph 49 of the NPPF.

Based on the above it is considered that, in the absence of up-to-date policies, development proposals cannot be refused solely on the basis that a site is outside the development boundary. Paragraph 14 of the NPPF supports this view when it sets out that where relevant policies are out-of-date planning permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

On this basis and having regard to paragraphs 14 and 49 of the NPPF, the presumption in favour of sustainable development carries significant weight. As a result the current scheme falls to be considered against the 3 dimensions of 'sustainable development',

- economic,
- social, and;
- environmental roles.

The sustainability of the application site is therefore of particular importance. In assessing sustainability, it is not necessary for the applicant to show why the proposed development could not be located within the development boundary.

- Economic

It is considered that residential development for 4 dwellings would contribute economically to the area, for example by providing employment during the construction of the development and from future occupants using facilities in the District, and so meets the economic strand of sustainable development.

- Social

The NPPF seeks to support a prosperous rural economy. It promotes sustainable transport and seeks a balance in favour of sustainable transport modes to give people a real choice about how they travel recognising that opportunities to maximise solutions will vary between urban and rural areas. With regard to the social dimension, this means supporting strong, vibrant and healthy communities by supplying the housing required to meet the needs of present and future generations and creating a high quality environment with accessible local services.

In the Council's "Local Plan Settlement Hierarchy" document (April 2016) Stones Green is identified as rural settlement with no GP, no defined village centre or employment area, no train station and no good bus route. Stones Green is classed as one of the District's lowest scoring settlements in terms of its sustainability credentials. Consequently, due to the limited choice of transport modes future occupiers would be likely to rely on the use of private cars to access services. The provision of 4 dwellings would make only a modest contribution to the provision of housing in the district. Nonetheless, whilst it is recognised that levels of accessibility may vary from urban to rural areas, the lack of access to day to day facilities means that the site would not be in a sustainable location, and it is considered that the proposal would not meet the social role.

- Environmental

The extension of existing residential development further into the open countryside would detract from the openness of the existing site street scene and be harmful to rural visual amenity. As appearance would be harmed by new built form, the proposal would not meet the environmental dimension of sustainable development. The principle of residential

development on this site is therefore unacceptable as it would not represent a sustainable development.

For the reasons set out above, the proposed development is considered to represent an unsustainable form of development due to the social and environmental harm which is not outweighed by the economic benefits from 4 dwellings.

Harwich Town Council

No Determinations

Lawford Parish Council

16/01763/FUL Approval - Full 04.01.2017 Delegated Decision	*James Wicks*	*Proposed single storey side and rear extension and internal alterations.*	*43 Hunter Drive Lawford*

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: 1055-01-04, 1055-01-03.

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

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

16/00427/OUT Approval - Outline 06.01.2017 Committee Decision	*Mr R Hayes*	*Outline application for up to 10 dwellings with alterations to access.*	*24 The Street Little Clacton*

01 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.

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

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

03 Details of the access, 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.

04 The maximum number of dwellings to be contained in the development hereby permitted shall not exceed 10.

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

05 Prior to the first occupation of the development, the proposed estate road, at its bellmouth junction with The Street shall be provided with 10.5m. radius kerbs returned to an access road carriageway width of 6.0m. and flanking footways 2m. in width returned around the radius kerbs which shall connect to the existing footways. The new road junction shall be constructed at least to binder course prior to the commencement of any other development including the delivery of materials.

Reason - To ensure that all vehicular traffic using the junction may do so in a controlled manner and to provide adequate segregated pedestrian access, in the interests of highway safety.

06 Prior to commencement of the proposed development, a vehicular turning facility for service and delivery vehicles of at least size 3 dimensions and of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction in perpetuity.

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.

07 All carriageways should be provided at 5.5m between kerbs or 6.0m where vehicular access is taken but without kerbing.

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

08 All footways should be provided at no less than 2.0m in width.

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

09 Prior to first occupation of the proposed development, each individual proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.7m and each shared vehicular access shall be constructed at right angles to the highway boundary and to a width of 5.5m 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.

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

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

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

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

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

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

13 Prior to commencement of the proposed development, details of the provision for the storage of bicycles for each dwelling shall be submitted to and approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose in perpetuity.

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

14 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

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

15 No development shall commence 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 shall be implemented in accordance with the approved details.

Reason - To prevent the increased risk of flooding and to prevent the discharge of surface water from the development onto the highway, to prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety, by ensuring the satisfactory storage of/disposal of surface water from the site, and to ensure future maintenance of the surface water drainage system.

16 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
o human health,
o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
o adjoining land,
o groundwaters and surface waters,
o ecological systems,
o archaeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

3. Implementation of Approved Remediation Scheme
The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination
In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17 As part of the reserved matters application details of a full noise survey and assessment shall be submitted to the Local Planning Authority to show that the adjoining commercial use (within the ownership of the applicant) would not adversely affect the occupiers of the dwellings hereby permitted.

Reason - In the interests of residential amenity.

18 As part of the reserved matters application details of a lighting survey and assessment shall be submitted to the Local Planning Authority to show that the adjoining commercial use (within the ownership of the applicant) would not adversely affect the occupiers of the dwellings hereby permitted.

Reason - In the interests of residential amenity.

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

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

20 The hereby permitted development shall not be occupied until a fibre optic broadband connection installed on an open access basis and directly accessed from the nearest British Telecom exchange, incorporating the use of resistant tubing, has been installed at the site, in accordance with details that shall be submitted and approved, in writing, by the Local Planning Authority.

If the applicant is unable to achieve this standard of connection, and can evidence through consultation with British Telecom, that this would not be possible, practical or economically viable an alternative super fast (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.

16/02021/AGRIC *Application Turned Away* *05.01.2017* *Delegated Decision*	*Mr Jack Byford*	*Lambing Shed.*	*Slaughterhouse Field* *At Junction of Lodge Road and Holland Road* *Little Clacton*

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

Little Oakley Parish Council

16/01736/FUL *Approval - Full* *05.01.2017* *Delegated Decision*	*Mr & Mrs Strachan*	*Single storey extensions to form new living spaces.*	*Gunniver Tor* *Clacton Road* *Little Oakley*

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. P01A.

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

Manningtree Town Council

16/01971/TCA *Approval - Full* *03.01.2017* *Delegated Decision*	*Mr C Dawson*	*1 No. Silver Birch - reduce by 50%. 1 No. Holly - reduce by 30%*	*Silverdale* *Railway Street* *Manningtree*

Mistley Parish Council

16/01970/TPO *Approval - Full* *03.01.2017* *Delegated Decision*	*Mr David Foster*	*T16 Oak - remove branch overhanging property and reduce crown by 20%*	*Northumberland Wharf* *Anchor Lane* *Mistley*

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.

16/01988/TPO *Approval - Full* *03.01.2017* *Delegated Decision*	*Cochrane Tree Services - Mr M Cochrane*	*Pollard Holm Oaks back to previous points*	*5 Rosewood Park* *Mistley*

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

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

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

No Determinations

Tendring Parish Council

16/01839/FUL Approval - Full 04.01.2017 Delegated Decision	*Mr Brian Rivett*	*Proposal to demolish an existing open shed and build a new garage.*	*Mill House Crow Lane Tendring*

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 1/7 Rev. A.

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

16/01997/TCA Approval - Full 03.01.2017 Delegated Decision	*David F Grayston*	*1 No. Yew - dying - fell*	*Church of St Edmund The Street Tendring*

Thorpe-le-Soken Parish Council

16/01995/TCA Approval - Full 03.01.2017 Delegated Decision	*Mr N Chatten*	*1 No. Sycamore - reduce overall size by 1/3*	*Ashdon High Street Thorpe Le Soken*

Thorrington Parish Council

16/01802/FUL Approval - Full 06.01.2017 Delegated Decision	*Vaughan & Blyth (Contractors) Ltd*	*Demolition of existing bungalow, annexe and out buildings and construction of 3 no. 4 bedroom detached houses and associated garaging.*	*Heathfields Clacton Road Thorrington*

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 Nos. 635/1, 635/2, 635/3, 635/4, 635/5, 5725-D, the Tree Survey, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement produced by Haydens dated October 2016 and the preliminary ecological appraisal and protected species surveys produced by Geosphere Environmental Limited dated November 2014.

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

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

Reason - In the interests of visual amenity as insufficient details have been provided with the application.

04 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.

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

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

05 Prior to the first occupation of the development hereby permitted, the proposed estate road, at its bellmouth junction with Clacton Road shall be provided with 10.5m. radius kerbs returned to an access road carriageway width of 5.5m. straight for the first 10m within the site reducing down to no less than 4.8m in width and flanking footways 2m in width returned around the radius kerbs which shall connect to the existing footways in both directions. The new road

junction shall be constructed at least to binder course prior to the commencement of any other development including the delivery of materials.

Reason -To ensure that all vehicular traffic using the junction may do so in a controlled manner and to provide adequate segregated pedestrian access, in the interests of highway safety.

06 Prior to the access being brought into use, minimum vehicular visibility splays of 90m by 2.4m by 90m, as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

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

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

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

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

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

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

09 No development hereby permitted shall commence until the specific requirements of paragraphs numbered 1 to 3 below have been satisfied. If unexpected contamination is found after development has commenced, no further development shall be carried out on that part of the site affected by the unexpected contamination until the requirements of paragraph 4 have been complied with in relation to such contamination.

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

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; and

(iii) an appraisal of options for remediation and a proposal with preferred option(s). This appraisal shall be conducted in accordance with the Environment Agency Model Procedures for the

Management of Land Contamination (CLR 11).

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

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

4. Reporting of Unexpected Contamination - 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 in accordance with the requirements of paragraph 1 above and, where remediation is necessary, a new Remediation Scheme shall be prepared in accordance with the requirements of paragraph 2 above and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Scheme as may be approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph 3 above. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this paragraph have been satisfied.

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

Weeley Parish Council

16/01632/DETAIL *Approval - Reserved Matters/Detailed* *06.01.2017* *Committee Decision*	*Mr R Hart*	*Reserved matters application following outline planning approval 13/00897/OUT - Construction of 2 storey house on plot 2.*	*Land adjacent to Rosedene Roxburghe Road Weeley*

01 The development hereby permitted shall be carried out in accordance with the following approved plans: 216/12, 216/13, 216/14, 216/15 and 216/16.

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

02 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, all boundary treatments 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. 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 - This is a publicly visible site abutting open countryside where an appropriate landscaping scheme is a visually essential requirement.

03 Prior to the occupation of the hereby approved dwelling, parking and turning facilities as shown on drawing number 216/12 shall be provided and shall be maintained free from obstruction at all times for that sole purpose.

Reason - To ensure appropriate parking and turning facilities are provided so that vehicles can enter and leave the highway in a forward gear in the interests of highway safety.

04 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 - This is a publicly visible building where sympathetic materials are a visually essential requirement.

Wix Parish Council

Application No. Decision Date of Decision Conditions/Reasons	Applicant's Name	Proposal	Location
16/01644/FUL Approval - Full 05.01.2017 Delegated Decision	*Empyreal Energy Limited*	*Variation of conditions 2, 5 (Part C), 6 and 16 of the planning permission 15/01354/FUL for the "Variation of Condition 2 of planning permission 15/00147/FUL for amendments to the general panel layout and internal access track, amendments to the elevations of the associated equipment buildings, a reduction in the number of CCTV security cameras and poles and the installation of an aerial satellite and pole."*	*Green Farm Oakley Road Wix*

01 The development hereby permitted shall be carried out in accordance with the following approved plans being Drawing Nos. E0219-01 Rev. E, GRF-029-30-1, GRF 029-30-2, GRF 029-44, GRF 030-41, DIS1570-PLANNING Rev. A, DIS1570-GA-1 Rev. I and HQ-2000-4758 Rev. A.

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

02 The fencing shall be RAL9006 Silver Metallic colour as approved by 15/01432/DISCON. The fencing shall be installed prior to the first export of electricity from the development, and shall be retained as approved thereafter.

Reason - To ensure that the colour of the fencing is appropriate to the rural location in the interests of visual amenity.

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure shall be erected other than that which has been expressly authorised pursuant to Condition 2 above.

Reason - In the interests of the amenity of the area.

04 (A)The development shall be carried out in accordance with the Construction Method Statement produced by PFA Consulting dated August 2015 approved by 15/01432/DISCON. The Construction Method Statement shall be adhered to throughout the construction and decommissioning period.

(B) The vehicular turning facility for service and delivery vehicles for the construction and decommissioning phases shall be in accordance with the Construction Method Statement referred to in (A). The areas shall be provided and maintained free from obstruction at all times for that sole purpose during these phases.

(C) Prior to the commissioning and first operation of the proposed development, Footpath 1 (Wix) across the entire proposed development site shall be extended to a minimum of 1.5m in width and shall be improved by the provision of natural/grass surfacing over the entire width and

length to the specifications of the Highway Authority, entirely at the Applicant/Developer's expense.

Reason - To ensure that on-street parking of these vehicles in the adjoining roads does not occur, that vehicles using the site access may enter and leave the highway in a forward gear, in the interests of highway safety and to make adequate provision for the pedestrian traffic generated within the highway.

05 The development shall be carried out in accordance with Drawing No. E0219-01 Rev. E and the Landscape Management Plan E0219 V3.0. The landscaping scheme shall be implemented in accordance with the approved details within the first planting season following the commencement of the development hereby permitted, and shall be maintained during the lifetime of the development, with the replacement of any trees or plants which die, are removed or become seriously damaged or diseased, in the first available planting season with others of similar size and species.

Reason - To ensure the protection of rural amenity by appropriate landscaping.

06 The CCTV cameras shall be installed as shown on Drawing No. GRF 030-41 prior to the first export of electricity from the development and retained, as approved, thereafter.

Reason - To ensure that the scheme is appropriate to the rural location in the interests of visual amenity.

07 No permanent external artificial lighting shall be installed on site, unless a scheme has previously been submitted to and approved in writing by the Local Planning Authority.

Reason - To avoid light pollution within the locality, in the interests of the rural amenity of the area.

08 The Flood Risk Management and surface water drainage measures shall be carried out in accordance with the details set out in the Flood Risk Assessment by PFA Consultants dated January 2015. The development hereby permitted shall be operated at all times in accordance with the approved scheme.

Reason - In the interests of reducing flood risk on-site and off-site.

09 No construction or decommissioning works shall take place except between the following hours: 0730 to 1800 Monday to Friday, and 0800 to 1300 Saturday. No construction or decommissioning works shall take place at any time on Sunday or a Bank Holiday without prior written approval from the Local Planning Authority.

Reason - To prevent or limit noise and disturbance outside of the permitted times, in the interests of local amenity.

10 (A) The planning permission hereby granted is for a period from the date of first export of electricity until the date occurring 25 years after this date, when the use shall cease and the solar panels and all ancillary equipment shall be removed from the site in accordance with the Decommissioning Method Statement approved pursuant to (B) below. Prior to the first export of electricity, the developer/applicant shall notify the Local Planning Authority informing them in writing, of when first export of electricity shall take place.

(B) Development shall not commence until a Decommissioning Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include the timing for decommissioning of all, or part of the solar farm if it ceases to be operational, along with the measures, and a timetable for their completion, to secure the

removal of panels, plant, fencing and equipment. Decommissioning shall be carried out in accordance with the approved Decommissioning Method Statement.

Reason - To ensure that the landscape impact of the development exists only for the lifetime of the development, in the interests of rural character and appearance and that decommissioning is appropriately controlled, in the interests of the amenity of the area.

11 If any of the individual solar panel(s) ceases to export electricity to the grid for a continuous period of 12 months then a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months from the end of the 12 month period for the removal of the solar panel(s) and associated equipment and the restoration of (that part of) the site to agricultural use. The approved scheme of restoration shall then be fully implemented within 6 months of that written approval being given.

Reason - In order to ensure that the development fulfils its required purpose or is removed from the land and the land restored in the interests of rural visual amenity.

12 The development hereby permitted shall be carried out and operated at all times in accordance with the Ecological Management Scheme and Mitigation Plan produced by Avian Ecology dated 25.09.15.

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

Wrabness Parish Council

16/01881/FUL Application Withdrawn 02.01.2017 Delegated Decision	*Mr Tony Elliston*	*Variation of Condition 3 of Planning Permission 16/01234/FUL to allow construction works to occur between the months of October and March.*	*Hut 79 West Foreshore Wrabness*