

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

Alresford Parish Council

No Determinations

Ardleigh Parish Council

<i>16/01782/FUL Approval - Full 10.02.2017 Delegated Decision</i>	<i>Mr David Thompson</i>	<i>Garden outhouse replacement comprising of potting shed, storage room and garden office space.</i>	<i>1 Ardleigh Court Ardleigh Colchester Essex CO7 7LA</i>
---	------------------------------	--	---

01 No conditions.

<i>17/00040/TPO Approval - Full 07.02.2017 Delegated Decision</i>	<i>Partner Construction - Mr Dan Burnett</i>	<i>T4, T6, T10 - 3 No. Holm Oak - overall sympathetic crown reduction.</i>	<i>Ingrams Piece Ardleigh Essex CO7 7PZ</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.

03 The works hereby approved by this consent shall not exceed 35% of the crown of each individual tree but will include the reduction in length of the lowest branches on T6.

Beaumont Parish Council

No Determinations

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

<i>16/01991/FUL Approval - Full 08.02.2017 Delegated Decision</i>	<i>Mr Robert Forde</i>	<i>Single storey rear and side extensions forming kitchen, WC, utility area and bed-sitting room (following demolition of existing extensions).</i>	<i>13 Ladysmith Avenue Brightlingsea Colchester Essex CO7 0JD</i>
---	------------------------	---	---

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

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

approved plans: DWG No. FOR/SK/01, FOR/SK/04A, FOR/SK/05.

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

<i>16/02009/LBC Approval - Listed Building Consent 08.02.2017 Delegated Decision</i>	<i>Mr Alexander Samways</i>	<i>Installation of underfloor heating, cavity wall insulation and a security night light.</i>	<i>Marsh Farm House Stoney Lane Brightlingsea Colchester Essex CO7 0SR</i>
--	---------------------------------	---	--

01 No conditions.

<i>17/00050/TCA Approval - Full 07.02.2017 Delegated Decision</i>	<i>Mr R Walsh</i>	<i>Rear Garden. 1 No. Ash - remove branch to clear phone wires. 2 No. Holly, 1 No. Yew - reduce height by 20%. 1 No. Prunus – fell.</i>	<i>30 Victoria Place Brightlingsea Colchester Essex CO7 0BP</i>
---	-------------------	---	---

<i>17/00057/NMA Approval Non Material Amendment 06.02.2017 Delegated Decision</i>	<i>Ms June Hodgkinson</i>	<i>To move position of window on front elevation to the left by 800mm.</i>	<i>2 Darcy Way Brightlingsea Colchester Essex CO7 0LN</i>
---	-------------------------------	--	---

01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. P01c dated 16/01/2017.

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

Clacton-on-Sea

<i>16/01463/OUT Approval - Outline 08.02.2017 Delegated Decision</i>	<i>Mr Cross</i>	<i>Proposed new bungalow.</i>	<i>Hilldown 99 North Road Clacton On Sea Essex CO15 4EP</i>
--	-----------------	-------------------------------	---

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

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

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

these details.

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

Drawing No 15-405 1001 - Location Plan;

Drawing No 15-405 100 Rev B - Proposed Site Plan, and

Drawing No 15-405 101 - Proposed Elevations (scale)

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

- 05 The proposed development shall not be occupied until such time as the vehicle access/turning and parking area indicated on the approved plans, including any spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason - To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy 7 of the Highways and Transportation Development Control policies.

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

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

- 07 The dwelling shall not exceed one storey in height and shall be in conformity with the scale of development indicated on the submitted plans.

Reason - It is considered that only a single-storey development is appropriate in this instance, in order to ensure that there is no loss of amenity for the occupants of the new and existing dwellings due to their proximity to each other.

- 08 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no dormer windows or roof lights shall be inserted in the southern or western elevations of the dwelling hereby approved, and no dormer windows or rooflights shall be inserted within the northern elevation of the existing dwelling known as Hilldown (No 99 North Road) except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01593/FUL Refusal - Full 10.02.2017 Delegated Decision	Mr Deepak Sharma	Retrospective planning application for use of building as a hostel (Sui Generis).	Frandon Hotel 13 Beach Road Clacton On Sea Essex CO15 1UF

- 01 The use of this former hotel as a hostel (sui generis) is considered contrary to the National Planning Policy Framework (2012), saved Policies ER3, ER24, COM5 and QL6 of the Tendring District Local Plan (2007).

The National Planning Policy Framework states the Government is committed to securing economic growth in order to create jobs and prosperity, and is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

The current lawful use of the property is that of a hotel. Saved Policy ER24 states proposals for the change of use of existing hotels and guest houses in the centres of the coastal resorts will not be permitted unless it can be proven that the current land use is no longer viable. The preamble to the policy refers to the steady decline in serviced tourist accommodation particularly to institutional uses including care, nursing homes and hostels. The policy recognises the need to retain and upgrade the existing stock of hotels and guest houses, particularly within the core resort areas of the main resorts. Saved Policy ER3 is also relevant as it states that the change of use for non-employment purposes will only be permitted if the applicant can demonstrate that it is no longer viable or suitable for any form of employment use either through evidence of a sustained but ultimately unsuccessful marketing exercise or by showing that the premises is inherently unsuitable and/or not viable for any form of employment use.

In this instance no evidence has been provided to support non-viability and the proposal therefore results in the loss of a hotel within the centre of the District's main coastal resort of Clacton-on-Sea contrary to saved policies ER24 and ER3 to the detriment of the tourist economy and undermining the holiday and tourism function of the resort.

The site also lies within an area where residential institutions will be controlled under saved policy COM5. This policy states that the development of new residential institutions and changes of use of existing properties to residential institutions will not be permitted within the Control of Residential Institutional Uses areas in Clacton as defined on the proposals map. The preamble to this policy states that housing provision should be geared towards particular groups in the population who have special needs, including the elderly, people with disabilities and the homeless. However, it is recognised that concentrating such accommodation in small areas can lead to various problems, including the cumulative effect such developments can have on the 'image' and tourism function of the resort concerned. This policy is also consistent with the aims of saved policy QL6 which concerns Urban Regeneration Areas. This part of Clacton Seafront and Town Centre falls within this policy. The policy states that development which would have an adverse impact on the revitalisation of any Urban Regeneration Area will not be granted permission. The proposal involving a hostel for homeless people does not reinforce the function or vitality of the area nor would it enhance community safety, accessibility and links between the tourism and shopping cores of this part of the Clacton Town Centre. The Urban Regeneration of Clacton Town Centre and Seafront is a key aim of the Council as it is recognised that this area has a high level of social deprivation. The loss of a tourism use and its replacement with a hostel use would not meet the aims of the aforementioned policies which look to revitalise the area and build on local strengths, of which tourism is pivotal, contrary to the aforementioned saved policies.

- 02 Saved Policy QL10 of the Tendring District Local Plan (2007) concerns designing development to meet functional needs. Section (iv) of this policy states that development

should contribute to community safety by incorporating or providing measures to minimise opportunities for crime and anti-social behaviour.

In this instance, it is not considered that the development, due to the method by which the hostel operates, contributes to community safety by incorporating or providing measures to minimise opportunities for crime and anti-social behaviour. Residents are asked to leave the premises after 9am and not allowed to return until the evening. They do not appear to be provided with the support they might need to regain control of their lives and find more settled accommodation. This exposes potentially vulnerable occupiers to an increased risk of crime and disorder as they often have no workplace or other place to occupy during the day. The Council is aware of a crime and disorder issue as to problems with alcohol abuse and drug taking in this part of Clacton Town Centre and Seafront, and due to the way in which the hostel operates and in the absence of any meaningful support for residents provided by the hostel, the development is not considered to contribute towards community safety, contrary to the aims of the above-mentioned policy.

<i>16/01848/FUL Approval - Full 10.02.2017 Delegated Decision</i>	<i>Mr Akin Tomori</i>	<i>Proposed loft conversion at second floor level to create 5 no. habitable rooms with rear and front dormers.</i>	<i>Fairlawns 41 Wash Lane Clacton On Sea Essex CO15 1UP</i>
---	-----------------------	--	---

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no: PL07, Drawing no: PL08, Drawing no: PL09, Drawing no: PL10, Drawing no: PL11, Drawing no: PL12 and Drawing no: PL13.

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

<i>16/01969/FUL Approval - Full 06.02.2017 Delegated Decision</i>	<i>Mr G Jordan</i>	<i>Variation of condition 2 of planning permission 15/01364/FUL - minor design changes.</i>	<i>Rear of 7 St Johns Road Clacton On Sea Essex CO15 4BP</i>
---	--------------------	---	--

01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 1756-01.

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

02 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows or rooflights shall be inserted on the northern or eastern elevations except in accordance with drawings showing the siting and design of such windows or rooflights which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of the residential amenity.

03 The roofing materials shall be as shown on drawing 1569/02 Rev.C as approved by

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

16/01548/DISCON.

Reason - In the interests of the setting of adjacent Listed Buildings and the character and appearance of the conservation area in which the site is located.

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

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

05 The hereby approved development shall not be occupied until such time as the allocated car parking spaces as shown on drawing number 1756-01 have been hard surfaced, sealed and marked out in parking bays together with the vehicular turning facilities. The car parking and turning area shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development.

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

06 The development shall be carried out in accordance as per Construction Method Statement dated September 2015 and Drawing No. 1569/04 as approved by 16/01548/DISCON.

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

07 Development should be carried out in accordance with drawing no. 1569/02 Rev.C as approved by 16/01548/DISCON.

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

08 Landscaping shall be carried out in accordance with drawing no 1569/03 Rev.A and 1569/02 Rev.C as approved by 16/01548/DISCON.

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

Reason - In the interests of the visual amenity of the site and to offset the loss of a tree on the eastern boundary of the site.

Elmstead Market Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/02004/DETAI L Approval - Reserved Matters/Detailed 06.02.2017 Delegated Decision</i>	<i>Mr Hills - Hills Residential Ltd</i>	<i>Reserved matters application following outline planning approval 16/00724/OUT - Erection of five detached dwellings and associated garaging served by new vehicular and pedestrian access.</i>	<i>Blue Barn Farm Clacton Road Elmstead Essex CO7 7DF</i>

01 The approved scheme of landscaping shown on drawing no. 2016/55_001 (prepared by Kirsten Bowden Chartered Landscape Architect), 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.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 2238_2/101 B, 2238_2/102 B, 2238_2/103 B, 2238_2/104 C, 2238_2/105 B, 2238_2/106 and 2016/55_001.

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

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>16/01635/FUL Approval - Full 10.02.2017 Delegated Decision</i>	<i>Mr Samuel Pew Latter - Chris Dyson Architects</i>	<i>External wall and roof insulation. Replacement of existing windows and doors with crittal style dark framed openings. Glass brick openings to ground floor. 3 new roof lights. Changes to boundary wall. Garden works.</i>	<i>7 Cliff Way Frinton On Sea Essex CO13 9NL</i>
---	--	---	--

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

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

02 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 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 The Round House.

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

Reason - In the interests of protecting the setting of the listed building.

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 scheme.

05 The development hereby permitted shall be carried out in accordance with the following approved plans: 0336 A 1101 06, 0336 A 1100 04, 0336 A 1001 05, 0336 A 1200 04, 0336 A 1020 04 and 0336 A 1000 04.

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

<i>16/01636/LBC Approval - Listed Building Consent 10.02.2017 Delegated Decision</i>	<i>Mr Samuel Pew Latter - Chris Dyson Architects</i>	<i>External wall and roof insulation. Replacement of existing windows and doors with crittal style dark framed openings. Glass brick openings to ground floor. 3 new roof lights. Changes to boundary wall. Garden works.</i>	<i>7 Cliff Way Frinton On Sea Essex CO13 9NL</i>
--	--	---	--

01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

02 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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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 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 The Round House.

03 The development hereby permitted shall be carried out in accordance with the following approved plans: 0336 A 1101 06, 0336 A 1100 04, 0336 A 1001 05, 0336 A 1200 04, 0336 A 1020 04 and 0336 A 1000 04.

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

<i>16/01674/OUT Refusal - Outline 10.02.2017 Delegated Decision</i>	<i>Mr Joseph Greenhow - Joseph Greenhow Planning Ltd</i>	<i>Erection of single detached dwelling served by new access onto Kirby Road.</i>	<i>Land adjacent Mon Reve Kirby Road Great Holland Essex CO13 0HT</i>
---	--	---	---

01 As the Council cannot show a 5-year supply of housing, it is necessary to consider whether sites outside of the defined Settlement Development Boundaries would constitute sustainable development, as required by Paragraph 14 of the National Planning Policy Framework ("the Framework"). The Saved Tendring District Local Plan (2007) Policy QL1 states that outside the defined Settlement Development Boundaries only development consistent with countryside policies will be permitted. Furthermore, Paragraph 17 of the Framework sets out the core planning principles stating that decision making should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. The Saved Tendring District Local Plan (2007) Policy EN2 seeks to protect specific gaps between settlements, including land between Frinton, Walton, Kirby Cross, Great Holland, Kirby-le-Soken and Holland-on-Sea. The primary purpose of the policy is to maintain separation between identified towns and villages and to preserve the open character of breaks between those settlements being consistent with the aims of Paragraph 17 of the Framework.

The proposal would cause harm to the intrinsic character and beauty of the countryside, contrary to one of the core principles at paragraph 17 of the Framework, and the aims of policy EN2 of the Local Plan which seeks to prevent the coalescence of settlements and protect their rural settings. The harm to the character and appearance of the area would be contrary to the environmental role of sustainable development.

In the context of the policies of the Framework, taken as a whole, the significant harm to the character and appearance of the area, by virtue of the erosion of open land and the increased coalescence between Great Holland and Kirby Cross, would significantly and demonstrably outweigh the small economic and social benefits that would arise from the proposal. Accordingly, the proposal would not amount to sustainable development and the presumption in favour of sustainable development at paragraph 14 does not apply.

The balancing exercise of harm and benefit dictates that planning permission should not be granted.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/01919/FUL Approval - Full 06.02.2017 Delegated Decision</i>	<i>Chris Morris Design Ltd</i>	<i>Proposed single storey rear extension for form lounge, 4.8m in depth and 3.8m in height.</i>	<i>Sirrah Quay Lane Kirby Le Soken Frinton On Sea Essex CO13 0DP</i>
01	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.			
02	The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. SKS/1		
Reason - For the avoidance of doubt and in the interests of proper planning.			
<i>16/02026/FUL Approval - Full 08.02.2017 Delegated Decision</i>	<i>Mr and Mrs Green</i>	<i>Incorporate garage with dwelling, proposed pitched roofs on front elevation.</i>	<i>32 The Close Frinton On Sea Essex CO13 9LU</i>
01	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.			
02	The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 32/TCF/1.		
Reason - For the avoidance of doubt and in the interests of proper planning.			
<i>16/02089/FUL Approval - Full 08.02.2017 Delegated Decision</i>	<i>Ms Jane Riva</i>	<i>Proposed two storey extension and detached garage, following demolition of existing attached garage.</i>	<i>9 Southcliff Parade Walton On The Naze Essex CO14 8EJ</i>
01	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.			
02	The development hereby permitted shall be carried out in accordance with the following approved plans: DRAWING NO. 1612.4/63, DRAWING NO. 1612.4/64, DRAWING NO. 1612.4/61, DRAWING NO. 1612.4/60 and DRAWING NO.16112.4/0.		
Reason - For the avoidance of doubt and in the interests of proper planning.			

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
17/00052/TCA Approval - Full 07.02.2017 Delegated Decision	Mr D L Strich	Front garden. 1 No. Oak - pollard, re-shape, lift. 1 No. Copper Maple - fell. 1 No. Eucalyptus, 1 No. Holly - fell. 1 No. Oak - pollard to reduce height and width by a third and remove lower branches. 1 No. Horse Chestnut - remove lower branches. Rear Garden. 4 No. Oak - coppice. 4 No. Oak - fell. 1 No. Oak - pollard to reduce height and width by a third. 2 No. Poplar pollard, reduce height by a third. 1 No. fir - fell. 1 No. Acer - fell. 1 No. flowering Cherry - lift, pollard and re-shape. 1 No. Hawthorn fell.	The Warren Church Lane Great Holland Frinton On Sea Essex CO13 0JS

Great Bentley Parish Council

16/01445/FUL Application Withdrawn 09.02.2017 Delegated Decision	Mrs Natasha Harding	Demolition of existing Forge and rebuilding of an office.	The Forge Forge Lane Great Bentley Essex CO7 8PN
---	------------------------	---	--

Great Bromley Parish Council

16/01872/FUL Refusal - Full 08.02.2017 Delegated Decision	Mr Richard Sargent	Two entrance walls with gates to property.	Brookside Badley Hall Road Great Bromley Essex CO7 7UX
---	-----------------------	--	--

01 The proposed dwellings are considered contrary to the National Planning Policy Framework 2012 (The Framework), saved Policies EN1, QL9 and QL11 of the Tendring District Local Plan (2007) and draft Policies PPL3 and SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016).

Saved Policy EN1 relates to landscape character and states, inter alia, that the quality of the district's landscape and its distinctive local character will be protected and where possible, enhanced. The policy also seeks to conserve the settings and character of settlements and any development proposals which could visually detract from settlement characteristics will be considered harmful.

Saved Policies QL9 and QL11 seek to ensure that new development relates well to its site and surroundings and the size, scale, design and appearance of new development are in keeping. Draft Policy SPL3 seeks to ensure that all new development relates well to its site and surroundings are well-designed and maintain or enhance local character or distinctiveness.

Paragraph 58 of the National Planning Policy Framework (Framework) refers to the desirability that new development should make a positive contribution to local character and distinctiveness.

The area is predominantly rural in character, with sporadic residential detached dwellings within Badley Hall Road. The proposal is to the front of the site and will be publically visible, thus impacting on the character of the surrounding area. It is considered that the inclusion of entrance walls and gate is in itself not detrimental to the character of the area. However, this proposal would be dominant, incongruous and unsightly within a rural setting, and would be out of keeping, which will create a detrimental impact to the character of the surrounding area.

It is therefore considered that the proposal would result in overriding harm to the rural character of the surrounding area. Accordingly, the proposal is considered contrary to the above policies and therefore the presumption in favour of sustainable development at paragraph 14 of the Framework does not apply.

<i>16/02003/OUT Refusal - Outline 08.02.2017 Delegated Decision</i>	<i>Mr & Mrs Stephen Pinhey</i>	<i>Proposed three bedroom cottage.</i>	<i>Forge Cottage Hall Road Great Bromley Colchester Essex CO7 7TP</i>
---	--	--	---

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,

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

- 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.

It is considered that a new dwelling would make a small economic contribution 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.

With regard to the social dimension, this means supporting strong, vibrant and healthy communities by supplying the housing required to meet the needs of present and future generations and creating a high quality environment with accessible local services. The 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. Near to the application site, Colchester Road and Ardleigh Road have seen the granting of planning permission for a small number of new dwellings currently under construction or near completion which were facilitated by the Post Office and Public House amenities which have now closed and therefore no longer contribute to the sustainability credentials of the site. There is the possibility of the pub re-opening but not the post office element. Regardless of the status of the pub, this alone cannot be considered enough to make the site socially sustainable. Consequently, the site is therefore located in an isolated rural location. The nearest settlement is Ardleigh which is located approximately 1.7 miles away partly along narrow rural lanes without any pedestrian infrastructure. Whilst there is a bus stop located approximately 100m away to the north of the site, the buses are not frequent and there are no footpaths or street lighting leading directly from the application site to the bus stop in question. Consequently, it is concluded that the majority of trips including those for day-to-day needs, would need to be made by car to access essential services and facilities. Therefore given the site's isolated location and the nature of the facilities present in Burnt Heath the contribution the proposal would make to social sustainability is considered to be extremely limited.

With regard to the environmental strand of sustainability, whilst it is recognised that Colchester Road to the west and Ardleigh Road to the north are more built up with linear development, Carringtons Road is much more rural in character dominated by open fields and agricultural buildings with no buildings on this side of Carringtons Road and the existing Forge Cottage addressing Hall Road. Forge Cottage is predominately enclosed by roadside hedging maintaining the isolated rural feel of the locality on Carringtons Road with open agricultural fields beyond. Consequently, the absence of built form in close proximity to the site, the narrow winding nature of the lane in this location and the presence of mature roadside hedging ensures that the site and its immediate surroundings take on a strong rural character and appearance. As such the resultant dwelling and the removal of sections of hedgerow to achieve the required visibility splays would have a significant urbanising effect on the character of the area and result in the unplanned advance of urbanisation into the countryside eroding the rural character of the lane and resulting in a significant detrimental impact upon the rural appearance of the area. Furthermore, the proposed development may result in the loss or damage to existing trees on site. In order to show that the development could take place without causing harm to retained trees a detailed Tree Report and Survey should be submitted. In this instance no such report has been submitted to demonstrate the development would not result in any harm to the mature trees present on the site. In this respect the proposed development would also fail the environmental aspect of sustainability.

Therefore in considering the sustainability credentials of the site, for the reasons set out above the

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

proposal would not represent sustainable development. In doing so, it would be contrary to Paragraph 14 of the Framework and saved plan Policy QL1 and draft plan Policy SPL2. The economic benefits of the development and small contribution to the housing supply do not outweigh the identified environmental harm and socially unsustainable location of the site.

<i>17/00068/AGRIC Determination prior approval not required 08.02.2017 Delegated Decision</i>	<i>Toad Hall Free Range Eggs</i>	<i>Proposed agricultural storage building.</i>	<i>Toad Hall Free Range Eggs Land East of Hall Road Great Bromley Essex CO7 7TR</i>
---	--------------------------------------	--	---

- 01 The proposed agricultural storage 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.

Great Oakley Parish Council

No Determinations

Harwich Town Council

<i>15/01233/FUL Approval - Full 10.02.2017 Delegated Decision</i>	<i>Ashley House Plc - Ms Linzi Knights</i>	<i>Variation of condition 09 of approved application 13/01402/FUL to change materials of driveways and parking bays from porous materials to hard materials with provision being made to direct run- off water to a sustainable drainage system.</i>	<i>Land adjacent Fryatt Hospital and Mayflower Medical Centre 419 Main Road Harwich Essex CO12 4EX</i>
---	--	--	--

- 01 The balcony screens on the north elevation of the learning disability building and the south elevation of the extra care facility; the bin store; any plant rooms; and laundry rooms shall be retained as shown on Drawing Nos. 2641/00/SK013, SK017, SK018 and SK23 approved by application 15/01367/DISCON, unless otherwise agreed in writing, by the Local Planning Authority.

Reason - In the interests of residential and visual amenity.

- 02 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on Drawing No. MCA1815/01 approved by application 15/01367/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. 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 development of the site in terms of visual impact as the landscaping scheme is considered to play an important part in integrating the development

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

with the surrounding development.

- 03 The screen walls and fences shall be retained as shown on Drawing No. 2641/00_SK009 as approved by application 15/01367/DISCON.

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

- 04 The car parking area shall be retained as shown on Drawing No. 12930:101 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.

- 05 The provision for parking of powered two wheelers and bicycles as shown on Drawing No. 261/00_SK020 approved by application 15/01367/DISCON shall be maintained free from obstruction at all times for that sole purpose.

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

- 06 Any gates erected at the pedestrian access shall be inward opening only.

Reason - To ensure the unimpeded passage of pedestrians and cyclists, in the interests of highway safety.

- 07 Other than the staff room/office and any guest room, the extra care apartments hereby permitted shall be occupied by persons of 55 years of age or older (and by their partners sharing that accommodation or surviving partners) and the learning disability/assisted care living unit shall be occupied by persons that are in need of care or assistance (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended). The development shall not be occupied for any other purpose including any other purpose in Class C3 or C2 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), including as a secure hospital or secure care facility, without the express permission of the Local Planning Authority.

Reason - An unfettered residential (Class C3 use) or a secure hospital or care facility (Class C2a use) would have an impact on residential amenity over and above that of an extra care facility or as a learning disability/assisted care living unit by reason of the additional security means required and the levels of amenity space and parking areas would be substandard for a C3 residential use, therefore the condition is in accordance with Policy COM5 (iii) of the Tendring District Local Plan 2007.

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

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

Lawford Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/02032/FUL Approval - Full 10.02.2017 Delegated Decision</i>	<i>Mr James Sadler - The Raymond Partnership</i>	<i>Retrospective change of use to a mixed B1 and B8, with ancillary A1.</i>	<i>13 Commerce Way Lawford Manningtree Essex CO11 1UT</i>

01 No conditions.

<i>17/00137/NMA Approval Non Material Amendment 09.02.2017 Delegated Decision</i>	<i>Mr Graham Orrin</i>	<i>Add a render finish to front and rear of existing house wall and extension, at first floor level only (light cream colour).</i>	<i>198 Long Road Lawford Manningtree Essex CO11 2EF</i>
---	------------------------	--	---

01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number A1-101507-15P/NMA.

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

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

<i>16/02041/LUPR OP Lawful Use Certificate Granted 08.02.2017 Delegated Decision</i>	<i>Mr and Mrs Dimond</i>	<i>Proposed lawful use of the land for stationing a mobile home (Granny Annexe) incidental to the main dwelling.</i>	<i>Orchard Cottage Bentley Road Little Bentley Colchester Essex CO7 8SS</i>
--	------------------------------	--	---

01 In this instance the mobile home proposed falls within the definition of a caravan as defined by The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan (Amendment) (England) Order 2006).

Moreover, the proposal would be incidental to the host dwelling on site and would not result in a material change of use of the land. The proposal would therefore not constitute development as defined in Section 55 of the Town and Country Planning Act 1990 and would not require planning permission.

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>
<i>16/02076/DETAI L Approval - Reserved Matters/Detailed 08.02.2017 Delegated Decision</i>	<i>Roman Homes</i>	<i>Reserved matters application following outline approval 15/00961/OUT - Construction of six bungalows.</i>	<i>Little Clacton Tennis Club 52 Holland Road Little Clacton Clacton On Sea Essex CO16 9RS</i>

01 The materials to be used in the construction of the development shall be the following;

Plots 3, 4 and 5 (Bungalow and Garages)

Walls - Wienerberger Amberley Facing Brick
Roof - Redland Grovebury Farmhouse Red

Plot 2 (Bungalow)

Walls - Wienerberger Amberley Facing Brick
Roof - Redland Grovebury Farmhouse Red

Plot 2 (Garage)

Walls - Wienerberger Amberley Facing Brick
Roof - Cupa Natural Slate

Plots 1 and 6 (Bungalow and Garages)

Walls - Wienerberger Amberley Facing Brick
Roof - Cupa Natural Slate

Reason - To ensure the development is constructed of materials that relate acceptably to the character of the area.

02 The approved scheme of landscaping shown on drawing no. 1657/10 and supporting document titled 'Landscaping Specification', 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.

03 Prior to the first occupation of the approved bungalows, the garages and parking areas, as shown on approved drawing no. 1657/1, shall be constructed and made ready for use. The parking areas and garaging shall be retained as approved thereafter.

Reason - To ensure sufficient off-street parking provision is provided in the interests of highway safety.

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 1657/1, 1657/10, 1657/2, 1657/3, 1657/4, 1657/5, 1657/6 and 1657/9.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

Little Oakley Parish Council

Manningtree Town Council

No Determinations

Mistley Parish Council

No Determinations

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

No Determinations

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

<i>16/01996/FUL Approval - Full 07.02.2017 Delegated Decision</i>	<i>Mr Stephen Edwards</i>	<i>Erection of a shed and summerhouse to the rear of the property.</i>	<i>Homeleigh High Street Thorpe Le Soken Clacton On Sea Essex CO16 0EA</i>
---	-------------------------------	--	--

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Location Plan', drawing numbers PA-10, PA-01A, PA-12, PA-13, PA-14, PA-15, PA-16, PA-16A, PA-11, PA-17, PA-20, PA-19 and PA-18 and the submitted Design, Access and Heritage Statement.

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

<i>16/01998/LBC Approval - Listed Building Consent 07.02.2017 Delegated Decision</i>	<i>Mr Stephen Edwards</i>	<i>Internal and external alterations.</i>	<i>Homeleigh High Street Thorpe Le Soken Clacton On Sea Essex CO16 0EA</i>
--	-------------------------------	---	--

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Location Plan', drawing numbers PA-10, PA-01A, PA-12, PA-13, PA-14, PA-15, PA-16, PA-16A, PA-11, PA-17, PA-20, PA-19 and PA-18 and the submitted Design, Access and Heritage Statement.

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

<i>16/02035/LBC Approval - Listed Building Consent 06.02.2017 Delegated Decision</i>	<i>Mr Martin Durrant</i>	<i>Various repair and/or replacement works.</i>	<i>Ashdon High Street Thorpe Le Soken Clacton On Sea Essex CO16 0EA</i>
--	--------------------------	---	---

01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Heritage Statement', 'Ordnance Survey Map Reference TM1722SE', 'Proposed' and drawing number 1.

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

03 Before any work is commenced drawings to a scale of not less than 1:20 fully detailing the new windows 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 listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

<i>16/02068/FUL Approval - Full 09.02.2017 Delegated Decision</i>	<i>Ms N Alsopp</i>	<i>Extension and alterations.</i>	<i>42 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0LL</i>
---	--------------------	---------------------------------------	---

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990,

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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 4821-4-3 and Drawing Number 4821-4-4.

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

Thorrington Parish Council

No Determinations

Weeley Parish Council

<i>17/00051/TPO Approval - Full 07.02.2017 Delegated Decision</i>	<i>Ms R Witworth</i>	<i>T4 Oak, T5 Oak - remove dead wood to live timber. G2 Oaks - remove deadwood, selectively lift the crowns to 4 metres, prune to give 1 metre clearance from the side wall at rear of No. 7. G1 - Ash - adjacent rear fence of Nos. 9/11, remove the side stem overhanging the rear gardens.</i>	<i>9 Cravenwood Close Weeley Clacton On Sea Essex CO16 9DG</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.

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations