

Alresford Parish Council

No Determinations

Ardleigh Parish Council

<i>16/02006/DETAI L Approval - Reserved Matters/Detailed 07.03.2017 Delegated Decision</i>	<i>Mr Gordon Metcalf - Partner Construction Ltd</i>	<i>Variation of condition 1 of application 16/00325/DETAIL to replace approved drawing no. 003 Rev F with 003 Rev H.</i>	<i>Land at Ingrams Piece Ardleigh Essex CO7 7PZ</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing Nos.

002 Rev. M
003
003 Rev. H
004 Rev. B
100 Rev. B
G04
WD-G22 GARAGE/01
WD-G05 GARAGE/01
5645/LM/ASP02 Rev. C
5645/ASP2/PP01 Rev. D
LH24-08 Rev. A
LH35-08 Rev. B
NOT-08 Rev. C
NOT-09 Rev. B
OAK-08 Rev. A
OAK-09
PIN-08 Rev. A
PIN-09 Rev. A
DAL-08 Rev. D
DAL-09 Rev. D
BT/SHEET 01
BT/SHEET 05
BT/SHEET 13
BT/SHEET 14
C2213-101 Rev. B
C2213-103 Rev. A
BT/ Sheet 19
BT/Sheet 04
BT/Sheet 15

Documents

Archaeological Fieldwork Report dated June 2015
Archaeological Post-Excavation Assessment
Sustainability Statement dated June 2015
Arboricultural Method Statement (8969_AMS.001 Rev.B)

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Construction Method Statement
Ecological Management Scheme and Mitigation Plan (4171-EMP.vf)
Highways and Drainage Design Statement Rev. A

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

- 02 Prior to first occupation of the development hereby permitted the connection of the existing footways of Ingrams Piece to the proposed development shall be provided in accordance with the details that shall have first been submitted to and approved in writing by the Local Planning Authority.

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

<i>17/00056/OUT Approval - Outline 08.03.2017 Delegated Decision</i>	<i>Mr C Clarke</i>	<i>Outline application for the erection of two detached dwellings and associated garaging and parking</i>	<i>Land at Nobbys Place Crockleford Hill Bromley Road Ardleigh Colchester Essex CO4 3JG</i>
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- 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 appearance, layout, landscaping and scale have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 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 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 unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used.

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

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

- 06 Prior to commencement of the proposed development details of a wheel cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The wheel cleaning facility shall be provided at the commencement of the development and maintained during the period of construction / in perpetuity.

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

- 07 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

<i>17/00081/FUL Approval - Full 10.03.2017 Delegated Decision</i>	<i>Mr Caro - DF Homes Ltd</i>	<i>Construction of two detached dwellings and associated parking as amendment to 16/00846/FUL.</i>	<i>37 Wood View Cottage Bromley Road Ardleigh Colchester Essex CO7 7SE</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers 824/01 B, 824/02 C, 824/03 A, 824/04 A, 824/05, document references Con6/discharge and Con9/discharge and the document titled 'Construction Phase Health & Safety Plan'.

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

- 03 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 120 metres to the north east and south west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

- 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 and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

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05 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

06 At no point shall gates be provided at the vehicular access. The access shall remain open and free for use in perpetuity.

Reason - To give vehicles using the access free and unhindered access to and from the highway in the interest of highway safety

07 No occupation 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. New hedgerow planting on the boundary with the highway and provision of tree planting in the north western corner of plot 2 should also be included.

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

Beaumont Parish Council

No Determinations

Bradfield Parish Council

<i>17/00064/OUT Refusal - Outline 07.03.2017 Delegated Decision</i>	<i>D McNair Ltd</i>	<i>Erection of five detached dwellings.</i>	<i>Land adjacent Strangers Home Field The Street Bradfield Essex CO11 2US</i>
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01 The application site is situated in a location outside of any defined settlement limits as defined by Policy QL1 of the Tendring District Local Plan 2007 as well as Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Saved Policy QL1 follows established principles for sustainable development and seeks to concentrate new development within established settlements. Elsewhere, only development which is consistent with countryside policies will be permitted.

It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable housing sites. Where local planning authorities are unable to identify a five year supply of deliverable housing sites against objectively assessed future needs, plus an appropriate buffer, policies relating to housing supply are considered out of date and the presumption in favour of sustainable development applies, requiring planning permission to be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits

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when assessed against the policies in the Framework as a whole (paragraph 14).

The Framework confirms that one of the core principles of planning is to take account of the different roles and character of different areas and recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it (paragraph 17).

Saved policies QL9 and EN1 of the Tendring District Local Plan 2007 (Saved Plan) and Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (2016) seek to ensure that development is appropriate in its locality and does not harm the character and appearance of the rural landscape. Saved policy EN3 states that new development which does not have a compelling functional need to be located in the Coastal Protection Belt will not be permitted.

The Tendring District Council Landscape Character Assessment defines the area within which the application sits as the Bromley Heaths Plateau Landscape Character Area (LCA). The application site is at the northern edge of the LCA type and it immediately adjacent to the Stour Valley System LCA overlooking the Stour Estuary and the Stour Estuary Drained Marshes LCA. In addition, the southern slopes of the Stour form a setting for one of the most important wildlife estuaries in Europe and also form a setting to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). It is particularly relevant to note that the application site has been included within a 'Candidate Area' that is currently under assessment by a team of experts from Natural England (NE) for formal inclusion within the AONB. The inclusion of the land within the Candidate Area is itself recognition of the existing quality of the landscape. The area included within the proposed extension to the AONB is governed by saved policy EN5a. This policy states that the Council will seek to protect the natural beauty of the landscape within this area, and views towards it.

The proposed development does not accord with the existing settlement pattern and therefore would not sit comfortably in its setting. It would cause harm to the local landscape character and have a detrimental impact on the Stour Valley slopes. The open nature of the site set against the backdrop of open countryside to the rear allows for important views across the Stour Valley slopes and positively contributes to the rural character by providing a soft transition between the settlement of Bradfield to the south and the open countryside to the north. The resultant dwellings and associated garages, domestic paraphernalia and vehicular access would have a significant urbanising effect on the character of the area and result in the unplanned advance of urbanisation into this area of open countryside eroding the rural character of this section of Bradfield and the locality resulting in a significant detrimental impact upon the rural appearance of the area. Furthermore, there is not compelling functional need for this development to be located within a Coastal Protection Belt and for the reasons provided above the development would significantly harm the landscape character and quality of the undeveloped coastline. In this respect the development proposal significantly alters and causes harm to the defined qualities of the existing character of the area, contrary to the aforementioned local and national planning policies.

The proposal would result in a net increase of five (5) residential units, and this would contribute towards the Council's requirements for housing land. However, this consideration is not outweighed by the adverse impacts of the development outlined above, which would significantly and demonstrably outweigh its benefits.

Brightlingsea Town Council

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<i>16/01944/LBC Approval - Listed Building Consent 10.03.2017 Delegated Decision</i>	<i>Mr & Mrs Taylor</i>	<i>Proposed replacement of existing conservatory with new oak framed conservatory.</i>	<i>27 Hurst Green Brightlingsea Colchester Essex CO7 0HA</i>
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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:

- Frame and Glazing Drawing - Issue Number 1 dated 21st October 2016.
- Footprint Dimensions - Issue Number 1 dated 21st October 2016.
- Wall Plate Flashing - Issue Number 1 dated 21st October 2016.
- Tie Beam Flashing - Issue Number 1 dated 21st October 2016.

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

<i>17/00062/FUL Approval - Full 07.03.2017 Delegated Decision</i>	<i>James Swanson - For AES Ltd</i>	<i>To construct one bedroom retirement bungalow.</i>	<i>Land to rear of 55 Victoria Place Brightlingsea Essex CO7 0AB</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 No development shall 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 including details of the pedestrian access path from Victoria Place, 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.

03 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

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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.

04 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C 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 protecting neighbouring resident's amenity and the conservation area setting.

05 No development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - In the interests of visual amenity.

06 There shall be no occupation of the approved bungalow until such time as the pedestrian access path from Victoria Place, as shown on approved drawing no. BP-A, has been laid and surfaced ready for use.

Reason - To ensure that future residents of the bungalow have direct access to the public highway within Victoria Place.

07 The development hereby permitted shall be carried out in accordance with the following approved plans: BP-A, 01-A, 02-A, 03-A, 04-A, 05-A, 06-A and 07-A.

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

<i>17/00076/FUL Approval - Full 10.03.2017 Delegated Decision</i>	<i>Mr & Mrs Taylor</i>	<i>Proposed replacement of existing conservatory with new oak framed conservatory.</i>	<i>27 Hurst Green Brightlingsea Colchester Essex CO7 0HA</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

- Frame and Glazing Drawing - Issue Number 1 dated 21st October 2016.

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- Footprint Dimensions - Issue Number 1 dated 21st October 2016.
- Wall Plate Flashing - Issue Number 1 dated 21st October 2016.
- Tie Beam Flashing - Issue Number 1 dated 21st October 2016.

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

<i>17/00208/TCA Approval - Full 07.03.2017 Delegated Decision</i>	<i>Mr Quinlan</i>	<i>Rear Garden. Large Sycamore - reduce branches to rear of tree to back within 4 ft of boundary line. Multi-stemmed Sycamore - reduce height to 10 ft below cables, reduce branches to rear of tree.</i>	<i>The Vicarage Richard Avenue Brightlingsea Colchester Essex CO7 0LP</i>
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Clacton-on-Sea

<i>16/01705/FUL Refusal - Full 10.03.2017 Delegated Decision</i>	<i>Mr Henry Poyraz</i>	<i>Commercial change of use to an A5 Fish and Chips bar from an A1 retail shop. No material change to the physical structure or outlook of the property.</i>	<i>204 Frinton Road Holland On Sea Clacton On Sea Essex CO15 5SP</i>
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- 01 The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Saved Policy QL9 of the adopted Tendring District Local Plan (2007) seeks to ensure that all new development should make a positive contribution to the quality of the local environment and protect or enhance local character.

The proposal results in few changes to the external appearance of the building, although the submitted plans indicate the inclusion of a 1 metre high extraction flue to the front elevation of the building and also a waste storage area, sited to the front of the building. Due to this siting, the extraction flue and waste storage area will both be publicly visible and therefore impact upon the visual amenity of the surrounding area. The character of the surrounding area is predominantly a mixture of residential dwellings, whilst the proposal site is set back and single storey. As a result the proposed flue and waste storage area, particularly due to them being sited to the front of the property, will be especially prominent and will result in a significantly detrimental visual impact to the character of the surrounding area.

The development is therefore contrary to the National Planning Policy Framework and Policy QL9 of the Tendring District Local Plan.

- 02 Paragraph 17 of the National Planning Policy Framework states development must always

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seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Saved Policy QL11 of the adopted Tendring District Local Plan (2007) seeks to ensure that all new development should be compatible with surrounding land uses and minimise any adverse environmental impacts.

Due to the location of the proposal, it falls within close proximity to a number of residential properties, namely those residing at 'Hove Court' to the north-west and Number 46 Brighton Road to the south, and as such the impact to their existing amenities is a key consideration.

The proposed opening hours will be 12pm - 10 pm Monday to Friday, 11am - 11pm Saturdays and 11.30am - 6pm Sundays and Bank Holidays. Due to the proposal being sited in such close proximity to residential properties with no other similar A5 uses nearby, and not relating well to the existing A1 uses opening hours, it is considered there will be a significantly detrimental impact to existing amenities in terms of noise and disturbance.

The development is therefore contrary to the National Planning Policy Framework and Policy QL11 of the Tendring District Local Plan.

<i>16/02013/FUL Approval - Full 08.03.2017 Delegated Decision</i>	<i>Aldi Stores Ltd</i>	<i>Variation of condition 15 of planning application 12/00856/FUL to allow for extended hours of delivery of store.</i>	<i>Aldi Store Pier Avenue Clacton On Sea Essex CO15 5HN</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by, the Local Planning Authority as follows: 0264-102D, 0264-103A, 0264-104A, 0264-105 and 0264-106.

Reason - In order to ensure the development is carried out in accordance with the approved details.

03 Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples of the facing materials and roofing materials to be used for the external construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason - In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

04 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:

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- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Public Safety, Amenity and Site Security
- Construction hours of working (Plant and Machinery), Noise and Vibration Controls
- Air and Dust Management;
- Storm water and Sediment Control and
- Waste and Materials Re-use.

The development shall be carried out in accordance with the approved details. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on the site.

Reason - In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

05 Prior to the commencement of the development details of a wheel cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The wheel washing facility shall be provided prior to the commencement and during construction of the development.

Reason - To protect highway efficiency of movement and safety.

06 The development hereby approved shall not be brought into use until the following have been provided or completed:

- Removal of the existing site access and provision of a bell mouth access off Pier Avenue to provide a new access to the site. New access to include 2no. footways with dropped kerbs and tactile paving and a minimum 43 x 2.4 x 43 metre visibility splay maintained clear to the ground at all times. Visibility splay to the left for vehicles exiting the site access shall be measured to the Pier Avenue centreline when a taxi is stationary in the adjacent taxi rank.
- Back to back right turn lanes within Pier Avenue at the proposed site access and Old Road. Right turn lanes to include 2no. central pedestrian refuge islands.
- Upgrading of nearest bus stop to current ECC specifications to include but may not be limited to real time passenger information.
- A travel plan.

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

07 The footway located between the proposed food store building and disabled/carer & child parking spaces shall be a minimum 3 metres wide and the link between the site and car park to the south shall be a minimum 3 metres wide pedestrian/cycle link.

Reason - To ensure the proposed site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

08 Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the proposed foodstore shall be used principally for the sale of convenience goods. No sub-division of the store hereby approved shall be carried out

without the prior written approval of the Local Planning Authority, upon formal application having been made.

Reason - To prevent an over-intensive use of the site and to enable the Local Planning Authority to assess the impacts of the development.

09 Prior to commencement of development the applicants shall submit to the Local Planning Authority in writing a local recruitment strategy to include details of how the applicants/ developer shall use their reasonable endeavours to promote and encourage the recruitment of employees and other staff in the locality of the application site for the construction of the development and for the uses of the development thereafter. The approved local recruitment strategy shall be adhered to therein after.

Reason - In order to recruit and procure services locally to help and improve employment and training opportunities for local residents.

10 Prior to the first use of the store, a scheme for the provision and the date of installation of public art shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall show details of the proposed public art to be provided in the area indicatively shown as 'Public Art' on approved drawing 0264-102 Rev D and shall include details of proposed hard and soft landscaping works, including hard and soft landscaping that is consistent with Condition 11 of this permission. The agreed scheme shall be adhered to therein after, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To make a positive contribution to the amenity and environmental quality of the area.

11 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction."

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

12 A detailed scheme showing full details of the following shall be submitted to and approved in writing by the Local Planning Authority (including a date for installation).

- a) CCTV; and,
- b) Security lighting.

The approved scheme shall be adhered to therein after.

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

13 Notwithstanding the submitted details, measures to minimise light pollution to adjoining residential properties, shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of adjoining properties.

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14 The development hereby permitted shall not be open to customers outside the following times 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays and Public Holidays

Reason - To safeguard the amenities of the occupiers of adjoining properties.

15 No deliveries shall be received at or despatched from the site outside the hours of 06:00 and 23:00 Monday to Saturday and 08:00 to 22:00 on Sundays and Public Holidays.

Reason - To safeguard the amenities of the occupiers of adjoining properties.

16 No development shall commence until a surface water strategy has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be brought into use until works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

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

17 No development shall commence until details of an acoustic screen which shall be constructed to provide full line of sight protection to all upper windows of the dwellings on Meredith Road has been submitted to and agreed in writing by the Local Planning Authority. The acoustic screen shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of adjoining properties.

18 The building hereby approved shall not be brought into use until a scheme providing details of the proposed operation and management of the car park, including in relation to non-customers, has been submitted to and approved in writing by the Local Planning Authority. The car park shall be operated in accordance with the submitted scheme unless otherwise first agreed with the Local Planning Authority.

Reason - In the interests of amenity, highway safety, and the safety of motorists.

<i>16/02064/FUL Approval - Full 07.03.2017 Delegated Decision</i>	<i>Bruce Littlechild</i>	<i>Erection of pitched roof with associated first floor.</i>	<i>6 Sea Glebe Way Jaywick Clacton On Sea Essex CO15 2EL</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Drawing No - Un-numbered Location Plan - 1/1250 Scale;

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Drawing No - Un-numbered Block Plan - 1/500 Scale, and

Drawing No 1271 Rev B - Roof Additon Plans and Elevations

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

<i>16/02101/FUL Approval - Full 09.03.2017 Delegated Decision</i>	<i>Mr Vince</i>	<i>Proposed single storey rear extension.</i>	<i>9 Southwold Way Clacton On Sea Essex CO16 8BY</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing & Proposed Elevations Mod A, Existing & Proposed Floor Plans.

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

<i>17/00023/LUPR OP Lawful Use Certificate Granted 06.03.2017 Delegated Decision</i>	<i>Mr & Mrs Johnson</i>	<i>Erection of a single storey rear extension following demolition of existing single storey structure</i>	<i>1 Fairfield Road Clacton On Sea Essex CO15 3QP</i>
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01 The proposed development, shown on Drawing No. 3111.03, 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.

<i>17/00030/FUL Approval - Full 06.03.2017 Delegated Decision</i>	<i>Mr L Ottie</i>	<i>Upgrade of existing conservatory.</i>	<i>32 Neasden Avenue Clacton On Sea Essex CO16 7HG</i>
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<i>17/00037/FUL Approval - Full 07.03.2017 Delegated Decision</i>	<i>Mrs R Carvell</i>	<i>Proposed single storey rear extension (following demolition of existing conservatory).</i>	<i>38 Slade Road Holland On Sea Clacton On Sea Essex CO15 5EH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan 1:500 and Drawing No. 01 Revision A.

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

<i>17/00039/FUL Approval - Full 07.03.2017 Delegated Decision</i>	<i>Mr and Mrs Barton</i>	<i>Erection of Conservatory.</i>	<i>Sanjua 104 Madeira Road Holland On Sea Clacton On Sea Essex CO15 5NF</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. A01 and Drawing Number A12.

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

<i>17/00043/FUL Approval - Full 09.03.2017 Delegated Decision</i>	<i>Mr & Mrs Sayer</i>	<i>Proposed single storey rear extension.</i>	<i>148 London Road Clacton On Sea Essex CO15 4DR</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

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>16/01994/DETAI L Approval - Reserved Matters/Detailed 10.03.2017 Committee Decision</i>	<i>Mr Oliver Hookway - Go Homes Ltd</i>	<i>Residential development of up to 32 dwellings (incorporating 25% affordable housing) with associated open space and infrastructure.</i>	<i>Land off Clacton Road Elmstead Essex</i>

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

- Drawing No. 2015-489-001 - Location Plan
- Drawing No. 2015-489-002 Rev A - Proposed Site Layout
- Drawing No. 2015-489-003 Rev A - Materials Key Plan
- Drawing No. 2015-489-030 Rev A - Proposed Streetscenes
- Drawing No. 2016-489-010 Rev A - Type A - Floor Plans
- Drawing No. 2016-489-011 Rev A - Type A - Elevations
- Drawing No. 2016-489-012 - Type A2 - Floor Plans
- Drawing No. 2016-489-013 Rev A - Type A2 - Elevations
- Drawing No. 2016-489-014 - Type B1 - Floor Plans
- Drawing No. 2016-489-015 - Type B1 - Elevations
- Drawing No. 2016-489-016 - Type C1 - Floor Plans
- Drawing No. 2016-489-017 - Type C1 - Elevations
- Drawing No. 2016-489-018 Rev A - Type C2 - Floor Plans
- Drawing No. 2016-489-019 Rev A - Type C2 - Elevations
- Drawing No. 2016-489-020 - Type C3 - Floor Plans
- Drawing No. 2016-489-021 - Type C3 - Elevations
- Drawing No. 2016-489-022 Rev A - HA Unit - Plans
- Drawing No. 2016-489-023 Rev A - HA Unit - Elevations
- Drawing No. 2016-489-024 - Garage Type A
- Drawing No. 2016-489-025 - Garage Type B
- Drawing No. 2016-489-026 - Garage Type C
- Drawing No. 2016-489-027 - Garage Type D
- Drawing No. JBA16/231-01 - Detailed Soft Landscaping Proposals for Plots and Detailed Hard and Soft Landscaping Proposals for POS
- Drawing No. JBA16/231-02 - Detailed Soft Landscaping Proposals for Plots and Detailed Hard and Soft Landscaping Proposals for POS
- Drawing No. 150218-P-11 - Proposed Layout and Tree Removals
- Drawing No. 150218-P-12 - Tree Protection Plan

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

<i>17/00053/DETAI L Approval - Reserved Matters/Detailed 10.03.2017 Delegated Decision</i>	<i>Mr M Willis</i>	<i>Variation of Condition 1 of application 15/01361/DETAIL to add 2 additional windows per plot to comply with the ventilation requirements of building regulations.</i>	<i>Barnfield Lodge Clacton Road Elmstead Colchester Essex CO7 7DB</i>
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01 The development hereby permitted shall be begun before the expiration of two years from the

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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date of approval of the last of the reserved matters to be approved, this being 24th November 2017.

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 carried out in accordance with the following approved plans: 117-15-25A, 117-15-21B, 117-15-24A and 117-15-20B.

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

03 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.

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

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

05 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.

06 The scheme of landscaping shown on drawing reference number 117-15-10B as received on 9th November 2015, shall be implemented not 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.

07 Prior to first occupation of the dwellings hereby approved, the vehicular access shall be reconstructed at right angles to the highway boundary and to a width of 6m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

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08 The external facing and roofing materials to be used in the construction of the development shall be in accordance with those detailed and approved on drawing number 117-15-10B submitted with application number 15/01361/DETAIL, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual amenity.

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>15/00587/FUL Application Withdrawn 07.03.2017 Delegated Decision</i>	<i>Waves Consultancy Limited - Mr Jon- pall Bonnett</i>	<i>Change of six parking spaces and removal of four parking spaces to hand car wash including the installation of a cabinet and erection of a canopy.</i>	<i>East of England Co-operative Society Ltd 4 Triangle Shopping Centre Frinton On Sea Essex CO13 0AU</i>
<i>15/00588/ADV Application Withdrawn 07.03.2017 Delegated Decision</i>	<i>Waves Consultancy Limited - Mr Jon- pall Bonnett</i>	<i>Advertisement of the hand car wash - 8 free standing signs, 4 fascia sign</i>	<i>East of England Co-operative Society Ltd 4 Triangle Shopping Centre Frinton On Sea Essex CO13 0AU</i>
<i>16/02124/FUL Approval - Full 10.03.2017 Delegated Decision</i>	<i>Mr Jon Watcham - Hamford Homes Limited</i>	<i>Proposed erection of two detached houses with garages, including new vehicular access.</i>	<i>Land Between 45 and 53 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EG</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 approved scheme of landscaping shown on drawing no. 31, 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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

03 Prior to occupation of the development, the full width of the site frontage shall be provided with a clear to ground parallel visibility band with dimensions of no less than 2m depth as measured from and along the nearside edge of the highway. Such vehicular visibility band shall be provided before access is first used by vehicular traffic and retained free of any obstruction at all times.

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

04 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.

05 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.

06 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other enclosures, shall be erected on the southern boundary of the site except in accordance with drawings showing the design and siting of such enclosures which shall previously have been submitted to and approved, in writing, by the Local Planning Authority by way of a planning application.

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

07 All fencing and screen walls shall be constructed in accordance with the details shown on the approved drawings and provided prior to the first occupation of the dwellings.

Reason - In the interests of visual and residential amenity.

08 The development hereby permitted shall be carried out in accordance with the following approved plans: 20A, 28A, 21A, 23A, 22A, 24B, 25B, 26, 27, 29B, 30A and 31.

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

<i>17/00059/FUL Approval - Full 10.03.2017 Delegated Decision</i>	<i>Mr and Mrs Moynihan</i>	<i>Demolition of existing extensions and erection of new garage and single storey rear extensions.</i>	<i>11 Roydon Way Frinton On Sea Essex CO13 0AH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No: 1754-01 revision D

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

<i>17/00110/FUL Approval - Full 08.03.2017 Delegated Decision</i>	<i>Peter and Judith Fuller</i>	<i>Proposed 2 no. dwellings.</i>	<i>Fullers Builders Merchant Station Road Kirby Cross Frinton On Sea Essex CO13 0LU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

03 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction."

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

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

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

05 No development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and agreed in writing by the

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Local Planning Authority. The approved screen walls and fences shall be erected prior to the first occupation of the approved dwelling and shall be retained thereafter in the approved form.

Reason - In the interests visual and residential amenity.

06 Prior to the occupation of the approved dwellings the parking spaces and associated garaging shall be constructed and made available for parking purposes. The parking spaces and garaging shall be retained as approved thereafter and used for any other purpose.

Reason - To ensure adequate off-street parking is retained to serve the proposed dwellings.

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

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

08 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A 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 dwellings, 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 neighbouring resident's amenity.

09 The development hereby permitted shall be carried out in accordance with the following approved plans: 0840/10, 0840/11, 0840/12, 0840/13 and 0840/14.

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

<i>17/00152/HHPN OT HHPN - Prior Approval Not Required 06.03.2017 Delegated Decision</i>	<i>Mr Robert Steele</i>	<i>Proposed single storey rear extension. 6 metres deep and 2.6 metres high.</i>	<i>2 The Crescent Great Holland Frinton On Sea Essex CO13 0JG</i>
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01 'Floor Plan' Scale 1:100, 'Proposed Side Elevation Plan' Scale 1:50, 'Proposed Rear Elevation Plan' Scale 1:50.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00185/TCA Approval - Full 07.03.2017 Delegated Decision</i>	<i>Mr S Herd</i>	<i>1. mature Oak - 30% crown reduction. 2. mature Willow - pollard. 3. Oak - crown reduction. 4&5 2 No. Conifers - fell. 6& 7 2 No. Mature Willow - pollard. 8. Oak - crown reduction. 11. small fir - fell. 12&13 2 No. Oak - crown reduction</i>	<i>Fleetside First Avenue Frinton On Sea Essex CO13 9EY</i>
<i>17/00202/TPO Approval - Full 07.03.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Reduce Oak Tree by 30%</i>	<i>11 Raglan Road Frinton On Sea Essex CO13 9HH</i>
01	The work should be undertaken before the expiration of 2 years from the date of this permission.		
02	All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.		
<i>17/00204/TCA Approval - Full 07.03.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Macrocarpa - cut back overhanging branches to 3 Third Avenue</i>	<i>The Rock Hotel 1 Third Avenue Frinton On Sea Essex CO13 9EQ</i>
<i>17/00205/TCA Approval - Full 07.03.2017 Delegated Decision</i>		<i>Reduce Magnolia and Holly by 30%</i>	<i>3 Third Avenue Frinton On Sea Essex CO13 9EQ</i>
<i>17/00214/TCA Approval - Full 07.03.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Laburnum - remove</i>	<i>The White House Connaught Avenue Frinton On Sea Essex CO13 9AZ</i>

Great Bentley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00150/LBC Approval - Listed Building Consent 07.03.2017 Delegated Decision</i>	<i>Mr Jeremy Carr</i>	<i>Repair works to main axial roof and re-pointing of chimney stack above the roof line.</i>	<i>Moynes Farm Wick Road Great Bentley Colchester Essex CO7 8RA</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:

Drawing Number 0413 - 01 - 1/1250 scale location Plan, and

Drawing Number 0413 - 73 Rev A - Proposed |Roof Plan and Elevations.

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

03 Before any repointing of existing brickwork is commenced details of the precise extent and method of that work - including the preparation of a test sample panel - shall be submitted to and approved in writing by the Local Planning Authority. All such work shall be executed precisely in the manner and by the method approved and no repointing other than that authorised shall be carried out.

Reason - In order to ensure that the re-pointing is appropriate to the character of the listed building.

04 The existing roofing materials shall be re-used and replaced within the re-roofing works, any replacement roofing materials to be used shall be those specified on the submitted application form, and match as closely as possible the existing materials in terms of colour, materials, profile and texture.

Reason - In order to ensure that materials of an acceptable quality appropriate to the character of the listed building are utilised.

Great Bromley Parish Council

<i>16/00542/OUT Refusal - Outline 07.03.2017 Delegated Decision</i>	<i>Mr and Mrs Alan Hicks</i>	<i>Residential development for up to 14 no. dwellings.</i>	<i>Land Fronting Ardleigh Road and Carringtons Road Great Bromley Essex CO7 7TL</i>
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01 The National Planning Policy Framework (2012), at its heart, promotes a presumption in favour of sustainable development that performs an economic, social and environmental role. Where local planning authorities are unable to identify a five year supply of deliverable housing sites against objectively assessed future needs, plus an appropriate buffer, policies

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relating to housing supply are considered out of date and the presumption in favour of sustainable development applies, requiring planning permission to 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.

The social role of sustainable development, as set out in the National Planning Policy Framework (2012), promotes the creation of high quality built environments, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. One of the core planning principles of the Framework is to actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and to focus significant development in locations which are or can be made sustainable. Policy QL1 in the Tendring District Local Plan (2007) and Policy SPL1 in the Tendring District Local Plan: Preferred Options Draft (2016) support these principles by setting out a spatial strategy, underpinned by hierarchy of settlements that seeks to focus new development on larger towns and villages which offer the greatest range of jobs, shops, services and facilities.

Notwithstanding the small shortfall in housing land against the five-year supply requirements at the time of this decision, the application site is at Bromley Cross which comprises of a small collection of dwellings and a pub in a remote and isolated rural location. Bromley Cross is not defined within settlement development boundaries in either the adopted Local Plan or the emerging draft and is not listed as a defined settlement within the settlement hierarchy.

The nearest defined settlement is Ardleigh which is located approximately 1.8 miles away along rural lanes without any pedestrian footway connections. Whilst there are bus services in the area, the buses are not frequent. 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 limited facilities present in Bromley Cross, the contribution the proposal would make to social sustainability is extremely limited.

Proposing 14 dwellings, this is a major planning application and the scale of development is inappropriate for a non-defined settlement with limited access to services and facilities and is not supported by the community for delivering any wider local benefits. The proposal would conflict with, and undermine, the core planning principle to make fullest use of public transport, walking and cycling as set out in the National Planning Policy Framework, as well as the social role of sustainable development to promote the creation of high quality built environments, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

02 The National Planning Policy Framework (2012) states Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Policy HG4 of the Tendring District Local Plan (2007) requires up to 40% of new dwellings on residential schemes of 5 or more units to be provided in the form of affordable housing to meet the needs of people that are unable to access property on the open market. Policy LP5 of the Tendring District Local Plan Preferred Options Consultation Document (2016), which is based on more up-to-date evidence of housing need and viability, requires for developments of 10 or more dwellings, the Council expect 30% of new dwellings to be made available to Tendring District Council or alternative provider to acquire at a discounted value for use as affordable housing, or as an alternative, the Council will accept a minimum of 10% if new dwellings are to be made available alongside a financial contribution toward the construction

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or acquisition of property for use as affordable housing (either on the site or elsewhere in the district) equivalent to delivering the remainder of the 30% requirement. A completed Section 106 has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

Policy COM26 of the Tendring District Local Plan states where necessary planning permission will only be granted for residential developments of 12 or more dwellings if land and/or financial contributions are made to provide the additional school places that will be needed to service the development. Policy PP12 of the Tendring District Local Plan Preferred Options Consultation Document (2016) states planning permission will not be granted for new residential development unless the individual or cumulative impacts of development on education provision can be addressed, at the developer's cost, either on-site or through financial contributions towards off-site improvements. Essex County Council Education Services have identified the need for financial contributions toward early years and childcare, primary education provision and school transport. A completed Section 106 obligation to secure these contributions has not been provided prior to the application determination date and the application is therefore contrary to the above policies.

<i>16/00782/OUT Approval - Outline 08.03.2017 Committee Decision</i>	<i>Mr Ken Robinson</i>	<i>Outline planning application with all matters reserved for the erection of 24 new dwellings, including affordable housing and the provision of additional church and school overflow parking within the new site for approximately 30 no. private cars.</i>	<i>Park 2 Land at Badley Hall Farm Badley Hall Road Great Bromley Essex CO7 7HU</i>
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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 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 No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the access, appearance, landscaping, layout and scale have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

04 No development or preliminary groundworks can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written

Statement of Investigation, which has been submitted by the applicant and approved by the planning authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to the Local Planning Authority.

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

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

Reason - The Tendring Historic Environment Characterisation Project and Essex HER show that the proposed development is located within an area with known potential for below ground archaeological deposits. The development would result in harm to non designated heritage assets with archaeological interest.

05 Prior to the commencement of construction works the applicant (or their contractors) shall submit a full method statement to, and receive written approval from, Pollution and Environmental Control:

Noise Control

- 1) The use of barriers to mitigate the impact of noisy operations will be used where possible.
- 2) No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- 3) The selection and use of machinery to operate on site, and working practices to be adopted will as a minimum requirement, be compliant with the standards laid out in British Standard 5228:2014.
- 4) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
- 5) Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.
- 6) If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

Emission Control

- 1) All waste arising from the ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
- 2) No materials produced as a result of the site development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.
- 3) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason - In the interests of residential amenity.

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06 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 superfast (i.e. will provide speeds greater than 24mbps) wireless service will be considered acceptable.

Reason - In the interests of achieving sustainable development for this scheme.

07 Prior to the first occupation of the residential development, the proposed estate road, at the bellmouth junction with Mary Lane North shall be provided with 10.5m. radius kerbs returned to an access road carriageway width of 6.0m throughout and flanking footways 2m. in width returned around the radius kerbs. 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 and in accordance with Policy DM 1 and 6 of the Highway Authority's Development Management Policies February 2011.

08 Prior to the proposed access onto Mary Lane North being brought into residential use, minimum vehicular visibility splays of 95m easterly by 2.4m by site maximum westerly 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 a reasonable degree of intervisibility between drivers of vehicles using the proposed access and those in the adjoining highway, in the interests of highway safety and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

09 Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety and in accordance with Policy DM 1 and 6 of the Highway Authority's Development Management Policies February 2011.

10 Each internal estate road junction shall be provided with a clear to ground level visibility splay with dimensions of 25m by 2.4m by 25m on both sides. Such visibility splays shall be provided before the road is first used by vehicular traffic and shall be retained free from obstruction clear to ground.

Reason - To ensure a reasonable degree of intervisibility between drivers of vehicles at and approaching the road junction, in the interests of highway safety and in accordance with Policy DM 1 and 6 of the Highway Authority's Development Management Policies February 2011.

11 Prior to the first occupation of each dwelling on the proposed development, the individual proposed vehicular access for that dwelling 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

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		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 and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.	
12		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 and in accordance with Policy DM 1 and 6 of the Highway Authority's Development Management Policies February 2011.	
13		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 and in accordance with Policy DM 1 and 6 of the Highway Authority's Development Management Policies February 2011.	
14		No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6m of the highway boundary / throughout.	
		Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.	
15		All off street car parking shall be in precise accord with the details contained within the current Parking Standards including at the proposed car parking facility.	
		Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011.	
16		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 and in accordance with Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011.	
17		Prior to commencement of the proposed development, details of the provision for the storage of bicycles for each dwelling, of a design this shall be 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 in accordance with Policy DM 1 and 9 of the Highway Authority's Development Management Policies February 2011.	
18		No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CM'S) has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the	

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construction period. The Statement shall provide for:

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

Reason - To ensure that on-street parking of these vehicles in the adjoining streets does not occur, in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

- 19 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 and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

- 20 Prior to first occupation of the proposed development, a (communal) recycling/bin/refuse collection point shall be provided adjacent to the highway boundary and additionally clear of all visibility splays at accesses.

Reason - To minimise the length of time a refuse vehicle is required to wait within and cause obstruction of the highway, in the interests of highway safety and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

- 21 Any new or proposed boundary hedge or trees shall be planted a minimum of 2m back from the highway boundary and 2m behind any visibility splays which shall be maintained clear of the limits of the highway or visibility splays in perpetuity.

Reason - To ensure that the future outward growth of the hedge does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

- 22 Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies February 2011.

- 23 The proposed access to the car park area should be provided at 6.0m in width 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 and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

- 24 Prior to the occupation of any of the proposed dwellings the footway from the tangent with Mary Lane North (northern side) along Brook Street north and north westerly over the junction

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with St Georges Close and to the pedestrian gate at St Georges school shall be extended to the full width of the highway wherever possible or to a minimum of 2.5m in width and being provided entirely at the applicant/Developers expense including tactile paving, pram crossings, new kerbing, surfacing, drainage, any adjustments in levels and any accommodation works to the footway and carriageway channel and making an appropriate connection in both directions to the existing footway to the specifications of the Highway Authority.

Reason - To make adequate provision for the additional pedestrian traffic generated within the highway as a result of the proposed development in accord with Policy DM 9 of the Highway Authority's Development Management Policies February 2011.

25 Prior to the occupation of any of the proposed dwellings the applicant shall provide 2x new bus stops or upgrade the existing bus stops in Brook Street adjacent to and in the vicinity to St Georges School to current Essex County Council specifications by the provision of level entry kerbing, new posts and flags, timetables, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway channel being provided entirely at the applicant/Developers expense to the specifications of the Highway Authority.

Reason - To make adequate provision for the additional bus passenger traffic generated as a result of the proposed development in accord with Policy DM 9 of the Highway Authority's Development Management Policies February 2011.

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

- Restrict the discharge rate from the site to the 1 in 1 greenfield rate for all events upto and including the 1 in 100 year event plus 40% climate change.
- Provide sufficient storage to manage rainfall on site upto 1 in 100 year event plus climate change taking into account Urban Creep over the lifetime of the development.
- Provide treatment for all elements of the site in line with CIRIA SuDS manual (C753).

Reason -

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment.
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

27 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason - The NPPF paragraph 103 states that local planning authorities shall ensure flood risk is not increased elsewhere by development. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and

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may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

- 28 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

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

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

- 30 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 unless otherwise approved in writing by the Local Planning Authority.

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

- 31 The final market dwelling provided on the site shall not be occupied until the proposed church and school overflow car park, as identified on drawing number PD/03A has been fully constructed and laid out within the site. Details of the car park design and construction to be approved in writing by the Local Planning Authority as part of the Reserved Matters.

Reason - For transparency and because the application as submitted does not provide sufficient particulars for consideration of these details.

<i>17/00058/OUT Refusal - Outline 10.03.2017 Delegated Decision</i>	<i>T J and R A Chalmers</i>	<i>Outline application for up to 3 No. dwellings.</i>	<i>Land at Frating Road Balls Green Great Bromley Colchester Essex CO7 7JU</i>
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- 01 In this case, the proposal is located in a location outside of any defined settlement limits as defined by Policy QL1 of the Tendring District Local Plan 2007 as well as Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Saved Policy QL1 follows established principles for sustainable development and seeks to concentrate new development within established settlements. Elsewhere, only development which is consistent with countryside policies will be permitted.

It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable

housing sites but the provision of three dwellings would make a modest contribution to the supply for the district as a whole. As an adequate supply of land for housing cannot be demonstrated, paragraph 49 of the National Planning Policy Framework (NPPF) applies in relation to the three dimensions of sustainable development. 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.

The application site is located in a small hamlet known as Balls Green in between Frating to the south and Hare Green to the north. As identified in the Council's "Establishing a Settlement Hierarchy" study (April 2016), Balls Green, Hare Green and Frating are amongst the lowest scoring settlements. None of the closest settlements have a school, GP, railway station or shopping facilities. Only Frating, which is located approximately 1000m to the south is situated on a good bus route that links Clacton and Colchester. 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 rural location and the nature of the facilities present in the surrounding villages the contribution the proposal would make to social sustainability is considered to be limited.

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

02 Environmentally, it is necessary to consider the impact on the character and appearance of the countryside. The site is clear but does comprise of mature vegetation to its boundaries. To the south of the site are two detached residential properties, whilst further north and south are examples of further residential properties. However, the overall character of the surrounding area is predominantly rural, with the adjacent dwellings benefiting from large open gardens. When taking this into consideration, it is considered that the site would not be of a sufficient size to accommodate three dwellings without resulting in a cramped appearance, which would be to the serious detriment of the rural character of the surrounding area. On this basis, it is considered that the proposal would result in an unacceptable intrusion to an open countryside and consequently would fail the environmental strand of sustainability.

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

Great Oakley Parish Council

No Determinations

Harwich Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01360/FUL Refusal - Full 09.03.2017 Delegated Decision	Mr & Mrs Graham Barker	Proposed new dwelling (2 bedroom bungalow with attic room).	Land Forming Part of Clearsprings Low Road Dovercourt Harwich Essex CO12 3TS

- 01 The proposed two bedroom dwelling is considered contrary to the guidance in the National Planning Policy Framework and saved Policies HG3, HG9, QL9 and QL11 of the Tendring District Local Plan (2007).

The National Planning Policy Framework seeks to ensure that new developments are well designed and help improve the character and quality of an area. A high quality built environment achieved through good design is key to achieving sustainable development. New development should contribute positively to making places better for people and should respond to local character and be visually attractive.

Policy HG3 of the adopted Tendring District Local Plan (2007) sets out the requirements for new residential development within defined settlements stating, inter alia, that proposals for infill plots should ensure that the scale, design and intensity of new buildings are in harmony with existing surroundings and can take place without material harm to the character of the local area. Policies QL9 and QL11 seek to ensure that new development relates well to its site and surroundings, will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties and the size, scale, design and appearance of new development are in keeping with the local area. Policy HG9 seeks to ensure that there is adequate private amenity space for dwellings.

The site is located in a predominantly urbanised area, with chalets to the south-east and south-west and residential properties to the north-east and north-west, whilst the site also does not fall within a protected green space. The proposed design of the bungalow will see it being 1.5 storeys, with the second storey being used just for an attic room. The adjacent chalets, which are located closest to the proposed dwelling, are all single storey, whilst the residential properties to the north are a mix of single and two storeys.

However, the proposed bungalow will be situated to the rear of existing residential properties and would therefore be seen more in conjunction with chalets. With this in mind, it is considered the proposal will look incongruous situated to its immediate surroundings, would not relate well and would be out-of-keeping with the character of the surrounding area.

- 02 Paragraph 100 of the NPPF states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere, and Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by (inter alia) applying the Sequential Test. Paragraph 101 of the NPPF further states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding, and a sequential approach should be used in areas known to be at risk from any form of flooding.

Saved Policy QL3 supports this approach by stating that 'development should be located to avoid

danger to people and property from flood risk now and for the lifetime of the development. For this purpose, development will not be permitted where sites of lesser flood risk are available to meet development need'. These sentiments are echoed in Policy PPL1. This emerging policy states that all development proposals will be considered against the National Planning Policy Framework's flood risk 'sequential test' to direct development toward sites at the lowest risk of flooding unless they involve development on land specifically allocated for development in this plan or land within a Priority Area for Regeneration (the application site is not located in such an area). The application site is located within a flood zone 3, and therefore all proposals located within such a zone require a sequential test to determine whether there are any reasonably available sites at less risk of flooding that could accommodate the development.

The Planning Practice Guidance (PPG) - Flood risk and coastal change at paragraph 033 makes it clear that 'for individual planning applications where there has been no sequential testing of the allocations in the development plan, or where the use of the site being proposed is not in accordance with the development plan, the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed'. The PPG also states that, 'where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives'. The site in question does not form part of an area identified for regeneration proposals. It is therefore evident that the development of the site is not needed to sustain the existing community or for the regeneration of the area. In view of this it is not reasonable to just focus the sequential test in the urban core of Dovercourt.

As such the Council maintains that for the purposes of ensuring development is directed to areas of low flood risk the assessment of sites against the sequential test needs to be opened up to the wider Dovercourt/Harwich area. As such the Council acknowledges further sites with extant planning permission for similar housing development.

It is therefore considered that having assessed the information submitted, officers have identified other sites in the surrounding area which could contain the development in a lower flood zone. The Council therefore does not agree that the sequential test requirement has been satisfied.

Consequently, the proposal has failed the Sequential Test. The proposed residential development is therefore considered to be unacceptable and contrary to the advice contained in the National Planning Policy Framework, Planning Practice Guidance - Flood risk and coastal change, saved Policy QL3 of the Tendring District Local Plan (2007), and Policy PPL1 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016).

<i>17/00054/FUL Approval - Full 10.03.2017 Delegated Decision</i>	<i>Mr A & Miss J Tonks and Page</i>	<i>Single storey rear extension (following demolition of existing conservatory)</i>	<i>53 Norway Crescent Dovercourt Harwich Essex CO12 4LD</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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approved plans: Drawing no. 01.

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

<i>17/00078/FUL Approval - Full 10.03.2017 Delegated Decision</i>	<i>Mr & Mrs Vinzenz & Louise McDonald-Dohle</i>	<i>Two storey and single storey rear and side extensions.</i>	<i>8 Highfield Avenue Dovercourt Harwich Essex CO12 4DP</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 93-2016-01P, 93-2016-03P, 93-2016-02P and 93-2016-04P.

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

<i>17/00186/TPO Approval - Full 07.03.2017 Delegated Decision</i>	<i>Mr D Marvan</i>	<i>T1 - Beech reduce overall size by 50%. T2 - Beech - reshape, after removal of ivy, to balance the tree. T3 - Beech - lift branches to around 10-15 ft, reduce overall size by 40%, thinning out the crown.</i>	<i>113 Fronks Road Dovercourt Harwich Essex CO12 4EF</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

<i>17/00206/TPO Approval - Full 07.03.2017 Delegated Decision</i>	<i>Mr T Mills</i>	<i>3 No. Lombardy Poplars - re-pollard</i>	<i>Land adjacent West End Lane Dovercourt Essex</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

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

<i>17/00233/TELLI C Deemed Consent 08.03.2017 Delegated Decision</i>	<i>Frances Cunningham - Network Rail</i>	<i>Erection of an eight metre digital communication monopole mast with associated equipment.</i>	<i>South of Harwich Town Station Alexandra Street Harwich Essex CO12 3JE</i>
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Lawford Parish Council

<i>16/01989/FUL Approval - Full 06.03.2017 Delegated Decision</i>	<i>Mrs Emma Garnham</i>	<i>Proposed two-storey rear extension, and conversion of detached garage into an office, which will see the overall height increase.</i>	<i>Winfield Harwich Road Lawford Essex CO11 2JS</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Proposed Floor-Plans', 'Proposed Elevation' and 'Block Plan'.

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

03 Notwithstanding the details submitted with the application, prior to occupation, the partition wall to the western side elevation of the first floor rear balcony, as detailed within the approved drawings titled 'Proposed Floor Plans', 'Proposed Elevation' and the email dated 23 February 2017 by the applicant, shall be erected and retained in perpetuity.

Reason - In the interests of neighbouring residential amenity.

<i>16/02095/OUT Refusal - Outline 08.03.2017 Delegated Decision</i>	<i>Mr Jon Bodsworth</i>	<i>Outline application for 1 No. new four bedroomed, two storey family home with a detached garage to consist of an office/study.</i>	<i>Land adjacent 48A Harwich Road Lawford Essex CO11 2LS</i>
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01 The site is located outside of any Settlement Development Boundary (SDB) as established in the saved and draft local plans and as such is considered to form part of the countryside. Normally the Council would not consider approving new housing outside of the defined SDB, because it would be contrary to the policy stance taken in the local plan. However, as the Council cannot demonstrate a five-year supply of housing, it is necessary to consider the extent to which the proposal represents sustainable development. If it can be considered to constitute sustainable development, then the principle of development will be deemed to be

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acceptable in planning terms.

Sustainable development is comprised of economic, environmental and social elements.

Economically, the construction and habitation of a single dwelling would be of modest economic benefit through the construction of the house and the local benefit that new residents will bring to the local economy. In this regard, the proposal would be marginally economically sustainable.

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. The site is on the western edge of Lawford Parish boundary being equidistant from Lawford Village to the north-east and Ardleigh to south-west with no services within easy walking distance from the site (over 1.5 miles to both village centres) with no street lighting or footpaths only grass verges. Whilst there is a bus stop approximately 300 metres from the site with services every 30 minutes to Harwich and Colchester, this is only accessible via unlit, unmade grass verges. Consequently, the site is considered to be in a semi-rural location where 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 in considering the sustainability credentials of the site, for the reasons set out above the proposal would not represent sustainable development. In doing so, it would be contrary to Paragraph 14 of the Framework.

The environmental role is about contributing to protecting and enhancing the natural built and historic environment. In this instance, it is necessary to consider the impact of the development on the character and appearance of the countryside. Introducing a detached dwelling in this location having regard to the strong character of well spaced semi-detached properties in the vicinity would be demonstrably harmful to the character of the area. Furthermore, the development would clearly set a undesirable precedent for all remaining areas to the sides of the existing properties to be developed eroding the semi-rural character and local distinctiveness.

Any contribution towards the housing need would be demonstrably outweighed by the harm to the character of the area.

For the reasons set out above, the proposed development is considered to represent a socially and environmentally unsustainable form of the development being in conflict with the aims and aspirations of national and local plan policies.

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01947/FUL Approval - Full 09.03.2017 Delegated Decision	Wickland (Holdings) Ltd	Creation of additional visitor parking spaces.	Meadow View Park St Osyth Road Little Clacton Essex

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: 82/1379/1L, Site Location Plan.

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

Little Oakley Parish Council

No Determinations

Manningtree Town Council

No Determinations

Mistley Parish Council

17/00207/TCA Approval - Full 07.03.2017 Delegated Decision	Mr Sayers-Leavy	1 No. Willow - re-pollard to approximately 8 ft above ground level	Cliff Cottage Anchor Lane Mistley Manningtree Essex CO11 1NG
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Ramsey & Parkeston Parish Council

17/00035/FUL Approval - Full 06.03.2017 Delegated Decision	Mr Ray Robinson	Erection of garden building.	Misty Meadows The Street Ramsey Essex CO12 5HW
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 1132/17

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

St Osyth Parish Council

<i>16/01821/OUT Approval - Outline 07.03.2017 Delegated Decision</i>	<i>Stanfords</i>	<i>Demolition of existing buildings and outline erection of one detached single storey dwelling and garage.</i>	<i>Land opposite St Osyth Cemetery Clay Lane St Osyth Essex CO16 8HG</i>
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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 siting, design and external appearance of any buildings to be erected, the means of access to the site 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 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 Number - Un-numbered 1/1250 scale - Amended Location Plan received on 27 February 2017.

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

05 Prior to the occupation of the dwelling hereby approved, the existing buildings on the site shall be demolished, and the materials of the demolition shall be removed from the site or incorporated in to the construction of the development.

Reason - The dwelling hereby approved has only been permitted as a replacement of the existing buildings, as it represented an acceptable net benefit in visual amenity terms.

06 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other enclosures, shall be erected within or around the site except in accordance with drawings showing the design and siting of such enclosures which shall previously have been submitted

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to and approved, in writing, by the Local Planning Authority by way of a planning application.

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

07 Prior to commencement of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 4.6m minimum and shall be retained at that width for 6m metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

08 Prior to the commencement of the development, the road junction / access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4metres by 132metres to the north and 2.4 metres by 72 metres to the south as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the road junction / access and those in the existing public highway in the interest of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

09 All vehicular and pedestrian access/egress to and from the site, shall be by means of the existing access, upgraded as required by the above conditions, and there shall be no vehicular or pedestrian access/egress to and from the site via By-pass Road.

Reason - To ensure that vehicles/pedestrians can enter and leave the highway in a controlled manner in the interest of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

10 The dwelling hereby shall not exceed one storey in height. It should not incorporate accommodation within the roof, and the eaves shall be approximately level with the ground floor window-heads.

Reason - The dwelling hereby approved has only been permitted as a replacement of the existing buildings, as it represented an acceptable net benefit in visual amenity terms, and therefore any new dwelling needs to be low in scale to reflect the former agricultural buildings it replaces.

<i>17/00046/FUL Approval - Full 09.03.2017 Delegated Decision</i>	<i>Mr Stuart Baker</i>	<i>Detached garage.</i>	<i>New House Farm Heath Road St Osyth Clacton On Sea Essex CO16 9BP</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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. BNH - 01 Revision A.

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

Tendring Parish Council

<i>17/00065/FUL Approval - Full 06.03.2017 Delegated Decision</i>	<i>Mr Thom Mitchell</i>	<i>Addition of a first floor and single storey rear extension.</i>	<i>Bramleys Crown Lane Tendring Clacton On Sea Essex CO16 0BH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 6444-1104-P1, 6444-1302-P1, 6444-1303-P1, 6444-1304-P1 and 6444-1203-P1, and the submitted Design and Access Statement.

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

<i>17/00101/OUT Refusal - Outline 09.03.2017 Delegated Decision</i>	<i>James Fairley & Sons (Farms) Ltd</i>	<i>Outline planning application with all matters reserved for the residential development of 0.6 ha of land to create 4 detached dwellings.</i>	<i>Land East of Wolves Hall Lane Tendring Essex</i>
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01 In this case, the proposal is located in a location outside of any defined settlement limits as defined by Policy QL1 of the Tendring District Local Plan 2007 as well as Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Saved Policy QL1 follows established principles for sustainable development and seeks to concentrate new development within established settlements. Elsewhere, only development which is consistent with countryside policies will be permitted.

It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable housing sites but the provision of a small scale residential development would make only a modest contribution to the supply for the district as a whole. As an adequate supply of land for housing cannot be demonstrated, paragraph 49 of the National Planning Policy Framework (NPPF) applies in relation to the three dimensions of sustainable development.

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. There have been several recent appeal and planning decisions relating to residential development in the Tendring Green area that provide a clear steer as to the social sustainability credentials of the area. Of particular relevance to this application is the appeal decision (APP/P1560/W/15/3130027) at Land north of Parsonage Lane, Tendring Green. Within this appeal decision the inspector considers the social sustainability credentials of the locality and states;

'I saw that there are no facilities in Tendring Green itself, but the appellant has drawn attention to the public house and associated small shop/delicatessen less than 1km away in the neighbouring village of Tendring Heath. I accept that the lack of a footpath along the road which joins the two settlements may make walking to the shop less attractive, but it cannot be discounted that some visits may be made on foot or by bicycle, and custom from occupants of the proposed houses may also help to support this rural business'.

As such the inspector felt that the proximity to basic goods and services at the Fat Goose would assist in helping the development perform the social role in sustainable development. However, whilst the access to a bus service remains since the appeal decision was published the Fat Goose Public House has closed and there are no apparent intentions to re-open at this stage. Therefore the basic goods and services, to which the planning inspector gave significant weight when assessing the social sustainability credentials of the adjacent development, are not available. Furthermore, the local shop/delicatessen element of the premises may not be provided if the premises were to be re-opened.

Consequently, it is concluded that there are presently no services or facilities located within walking distance of the site that would enable future occupiers the provision of basic goods without having to travel further afield. Although the hourly bus service located close to the site would give future occupiers the opportunity to travel to nearby larger settlements, the lack of any basic goods in close proximity to the site means that it is likely 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 the contribution the proposal would make to social sustainability is considered to be extremely limited.

02 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 17 is to always seek to secure high quality design.

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

The main body of the application site is in agricultural use and is set to a winter cereal crop. The boundary with the adjacent highway is demarcated by a low hedgerow. The development would extend out into open countryside beyond the linear character of this section of the village. Whilst 5 dwellings have been approved to the south (Ref: 16/01214/FUL) of the site and two opposite the site Parsonage Lane on appeal (Ref: APP/P1560/W/15/3130027), these developments relate more closely to the linear form of the settlement and are located opposite

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existing residential development. The development subject to this application would extend out northwards into open countryside alongside the rural Wolves Hall Lane. Consequently, it is considered that the proposed development does not accord with the existing settlement pattern and therefore would not sit comfortably in its setting. It would cause harm to the local landscape character and the resultant dwellings and associated garages, domestic paraphernalia and vehicular access would have a significant urbanising effect on the character of the area and result in the unplanned advance of urbanisation into this area of open countryside eroding the rural character of this section of Tendring Green and the locality resulting in a significant detrimental impact upon the rural appearance of the area.

It is therefore considered that the residential development of this site would result in an overriding harm to the rural character of the surrounding area.

Overall the development would not meet the NPPF's definition of sustainable development. The net gain of four additional dwellings on the site would only provide a negligible contribution to the district's housing numbers and would not outweigh the harm identified.

Thorpe-le-Soken Parish Council

<i>16/02094/FUL Approval - Full 06.03.2017 Delegated Decision</i>	<i>Mr Richard John Lord</i>	<i>Proposed alterations and extension comprising of new dormer windows, revisions to window and door locations, single storey store extension, removal of chimney and new porch canopy.</i>	<i>Gig House Bradley Hall Farm Whitehall Lane Thorpe Le Soken Clacton On Sea Essex CO16 0AH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's. 1430/P/01 and 1430/P/03.

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

Thorrington Parish Council

No Determinations

Weeley Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>16/01456/DETAI L Approval - Reserved Matters/Detailed 10.03.2017 Committee Decision</i>	<i>Mr S Rose - Rose Builders (Willow Farm) Ltd</i>	<i>Redevelopment of existing Pig Farm, removal of existing buildings and associated structures. Remediation of contaminated land. Provision of a new residential development providing 10 dwellings accessed via Mill Lane and 36 dwellings accessed via Clacton Road, garages and associated works.</i>	<i>Land adjacent Willow Farm Mill Lane Weeley Heath Essex CO16 9BZ</i>

01 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- External Finishes Schedule
- Drawing No. 16/07/02 Rev A - Proposed Site Plan
- Drawing No. 16/07/03 - Proposed Street Scenes
- Drawing No. 16/07/04 Rev A - Dimension Plan
- Drawing No. 16/07/05 - Floor Plans & Elevations Plots 1, 2 & 3
- Drawing No. 16/07/06 - Floor Plans & Elevations Plots 4, 9, 12, 27 & 28
- Drawing No. 16/07/07 - Floor Plans & Elevations Plots 5, 6, 7, & 8
- Drawing No. 16/07/08 - Floor Plans & Elevations Plots 10, 11, 13, 14, 20 & 21
- Drawing No. 16/07/09 - Floor Plans & Elevations Plots 15, 16, 17 & 19
- Drawing No. 16/07/10 - Floor Plans & Elevations Plot 18
- Drawing No. 16/07/11 - Floor Plans & Elevations Plots 22 & 26
- Drawing No. 16/07/12 - Floor Plans & Elevations Plots 23 & 30
- Drawing No. 16/07/13 - Floor Plans & Elevations Plots 24, 25 & 29
- Drawing No. 16/07/14 - Floor Plans & Elevations Plots 31, 32, 33, 34, 35 & 36
- Drawing No. 16/07/15 - Floor Plans & Elevations Plots 37, 39, 41 & 44
- Drawing No. 16/07/16 - Floor Plans & Elevations Plots 38, 40 & 45
- Drawing No. 16/07/17 Rev. A - Floor Plans & Elevations Plot 42
- Drawing No. 16/07/18 - Floor Plans & Elevations Plot 43
- Drawing No. 16/07/19 - Floor Plans & Elevations Plot 46
- Drawing No. 16/07/20 - Proposed Outbuildings 1 of 2
- Drawing No. 16/07/21 - Proposed Outbuildings 2 of 2
- Drawing No. LSDP LSDP11400.01 Rev A - Landscape Proposal - Sheet 1 of 2
- Drawing No. LSDP LSDP11400.02 Rev A - Landscape Proposal - Sheet 2 of 2

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

<i>17/00048/FUL Approval - Full 09.03.2017 Delegated Decision</i>	<i>Mr Kevin Cutter</i>	<i>Vehicle access.</i>	<i>32 Rectory Road Weeley Clacton On Sea Essex CO16 9AX</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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: Proposed Drop Kerb Plan.

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

03 Prior to the first use of the hereby approved dropped kerb, the vehicular parking 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 controlled manner in the interest of highway safety

04 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

05 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations