

Alresford Parish Council

No Determinations

Ardleigh Parish Council

<i>16/02014/OUT Approval - Outline 22.02.2017 Delegated Decision</i>	<i>Mr Nigel Orrin</i>	<i>Proposed erection of four detached dwellings and associated garaging.</i>	<i>Land at Cherrytree Farm Harwich Road Ardleigh Colchester Essex CO7 7LT</i>
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- 01 Details of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved, in writing, by the Local Planning Authority before any development begins and the development shall be carried out as approved.

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

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

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

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

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

- 04 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 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.

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

Drawing Number 2398/01 Rev A - Location Plan.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<i>17/00201/CMTR Determination approved by another Authty 20.02.2017</i>	<i>Sewells Reservoir Construction Ltd</i>	<i>Retrospective application for a change of use to allow importation of Inert Materials for treatment to produce recycled construction materials.</i>	<i>Crown Quarry Old Ipswich Road Ardleigh Essex CO7 7QR</i>

Beaumont Parish Council

<i>17/00161/HHPN OT HHPN - Prior Approval Not Required 21.02.2017 Delegated Decision</i>	<i>Mr J Woods</i>	<i>Construct new conservatory extension to the rear of the property.</i>	<i>The Farmhouse Church Lane Beaumont Clacton On Sea Essex CO16 0AZ</i>
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- 01 Site Location Plan Scale 1:1250; Conservatory Base Plan (Drwg No. 1 of 1); and 3 x 'Conservatory Design by SEHBAC Ltd' (Job No. 265009) drawings showing Roof Plan and Elevations.

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

<i>15/01328/FUL Approval - Full 23.02.2017 Delegated Decision</i>	<i>Purelake New Homes Ltd</i>	<i>The demolition of existing structures and the erection of buildings E, F, I, J and M comprising 53 residential units, car parking, cycle storage, soft and hard landscaping, associated amenity space and refuse and recycling provision.</i>	<i>Former James and Stone Shipyard Waterside Marina Brightlingsea Essex CO7 0AP</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- o MLL/376WTS AB100 Rev. A: Location Plan
- o MLL/376WTS AB101: Rev. A: Site Plan as Existing
- o MLL/376WTS AB102 Rev. D: Site Plan as Proposed

<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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- o MLL/376WTS AB303 Rev. E: Block E Lower Ground Floor Proposed
- o MLL/376WTS AB304 Rev. C: Block E Upper Ground and First Floor Proposed
- o MLL/376WTS AB305 Rev. D: Block F-M-J Lower Ground Floor Proposed
- o MLL/376WTS AB306 Rev F: Block F-M-J First Floor Proposed
- o MLL/376WTS AB307 Rev. E: Block F-M-J Second Floor Proposed
- o MLL/376WTS AB308 Rev. H: Block F-M-J Attic Floor Proposed
- o MLL/376/WTS AB309 Rev. F: Block F-M-J Roof/Block J Floor 2 Proposed
- o MLL/376WTS AB310 Rev. C: Block I as Proposed

- o MLL/376WTS AB311 Rev. D: Block E Elevations as Proposed
- o MLL/376WTS AB312 Rev. F: Block F-M-J Elevations as Proposed
- o MLL/376WTS AB313 Rev. E: Block F-M-J Elevations as Proposed Sheet 2
- o MLL/376/WTS AB314 Rev. H: Block I Elevations as Proposed
- o MLL/376/WTS AB315: Landscaping as Proposed
- o MLLL/376WTS AB316 Rev. A: Site Sections

- o MLL/376WTS AB319 Rev. A: Site Section 4
- o MLL/376WTS AB322 Rev A: Block E Demolitions

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

- 03 Prior to commencement of works relating to the construction of the external facades and roof of the development, precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction shall be 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 - The site lies within the Brightlingsea Conservation Area and high quality materials are an essential requirement on this publicly visible site.

- 04 The lower ground floor of Building E shall only be used as storage and garages and finished upper ground levels will be set no lower than 6.335m above Ordnance Datum (AOD).

Reason - In the interest of safety and resilience in the event of flooding.

- 05 The lower ground floor of Building F shall only be used as storage and garages and finished first floor levels will be set no lower than 7.500m above Ordnance Datum (AOD).

Reason - In the interest of safety and resilience in the event of flooding.

- 06 The finished lower ground floor levels of Building M to be used as garages and ancillary residential accommodation and shall be set no lower than 3.90m and 4.800m above Ordnance Datum (AOD) in accordance with the layout of drawing MLL/376WTS AB305 Rev. D. Finished first floor levels of Building M will be set no lower than 7.500m above Ordnance Datum (AOD) and the finished second floor levels will be set no lower than 10.500m above Ordnance Datum (AOD).

Reason - In the interest of safety and resilience in the event of flooding.

- 07 The finished floor levels of Building J shall be set no lower than 6.000m above Ordnance Datum (AOD) and the finished second floor levels will be set no lower than 9.000m above Ordnance Datum (AOD).

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Reason - In the interest of safety and resilience in the event of flooding.

- 08 The lower ground floor of Building I will only be used as boat and cycle storage and residential accommodation as shown on drawing MLL/376WTS AB310 Rev. C. The boat and cycle storage shall have floor levels set no lower than 3.725m above Ordnance Datum (AOD). The finished lower ground floor levels used as kitchen/dining/hall/bathroom shall have floor levels set no lower than 4.350m above Ordnance Datum (AOD). Finished upper ground floor levels will be set no lower than 7.200m above Ordnance Datum (AOD).

Reason - In the interest of safety and resilience in the event of flooding.

- 09 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 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 dormer window or other form of opening shall be inserted in any of the elevations of the buildings except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

- 10 All sewerage and waste water shall be discharged to the foul sewer.

Reason - To ensure that the environmental, amenity and public health problems that can arise from non-mains sewerage systems do not occur.

- 11 No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason - To ensure that surface water is managed appropriately and minimises the risk of flooding elsewhere.

- 12 No external lighting shall be installed until full written details of a scheme for the external lighting of the development has been submitted to and approved in writing by the Local Planning Authority. The agreed lighting shall be installed within the development before the first unit is occupied, unless otherwise agreed in writing by the Local Planning Authority.

Reason - Insufficient information is submitted with the application for consideration of these details.

- 13 Prior to occupation, full written details of the refuse facilities for the development shall have been submitted to and approved in writing by the Local Planning Authority and such facilities shall have been made available before first occupation of the residential/commercial area to which it relates.

Reason - Insufficient information is submitted with the application for consideration of these details.

- 14 Prior to any landscape works and prior to occupation, a scheme of hard and soft landscaping works for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping works shall be implemented and completed prior to first occupation of the development.

Reason - Insufficient information is submitted with the application for consideration of these details.

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

Reason - To ensure the satisfactory implementation of the approved landscaping scheme.

16 No dwelling hereby approved shall be occupied until the proposed site accesses have been delivered.

Reason - To ensure vehicular and pedestrian safety when entering and exiting the site.

17 Prior to occupation of the development, the Developer shall be responsible for the provision, to the first owner of each dwelling on the site, a Residential Travel Information Pack for sustainable transport, approved by the Local Planning Authority, in consultation with Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

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

18 No development shall commence until a Construction Method Statement has been submitted to and approved, in writing, by the Local Planning Authority. The statement shall include details of:

- i) the use of barriers to mitigate the impact of noisy operations;
- ii) parking of vehicles of site operatives and visitors;
- ii) the loading and unloading of plant and materials;
- ii) the proposed use of machinery and plant;
- iv) method for piling works;
- v) method for storing and removing waste from the site;
- iii) storage of plant and materials used in constructing the development;
- iv) wheel and under-body washing facilities; and
- v) hours of construction and delivery

The development shall be carried out in accordance with the statement so approved.

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

19 Prior to commencement of works to construct the roof of the development, details of measures to discourage the use of the buildings roof structures and other features by nesting and pigeons shall be submitted for approval by the Local Planning Authority and the development shall be delivered, incorporating the approved measures.

Reason - In the interest of public health and maintaining the cleanliness of the building's external appearance.

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<i>17/00002/FUL Approval - Full 24.02.2017 Delegated Decision</i>	<i>Mr Bruce Barnard</i>	<i>Proposed two storey rear and side extension.</i>	<i>4 Folkards Lane Brightlingsea Colchester Essex CO7 0SP</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 4FL_003, 4FL_002 Revision B and the document titled 'Design, Access & Heritage Statement'.

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

<i>17/00069/HHPN OT HHPN - Prior Approval Not Required 21.02.2017 Delegated Decision</i>	<i>Miss S Peck</i>	<i>Single storey rear extension. 3.650 metres in height and 4.500 metres deep.</i>	<i>102 Red Barn Road Brightlingsea Colchester Essex CO7 0SL</i>
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01 Drawing No. 1669/4, 1669/6.

Clacton-on-Sea

<i>16/01916/FUL Approval - Full 24.02.2017 Delegated Decision</i>	<i>Mr Derek Ford</i>	<i>Demolition of building, site clearance with retention of TPO trees (excluding tree ref T13 under 16/01364/TPO) and redevelopment of the site to a C2 use as an independent living residential home with 60 units with associated infrastructure, car parking and vehicle access and hard and soft landscaping.</i>	<i>Coppins Court Coppins Road Clacton On Sea Essex</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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02 The development hereby permitted shall not be carried out except in complete accordance with the details shown on drawing nos:

- 6389/1102 P1 Block Plan
- 6389/1201 P2 Proposed Ground Floor Plan
- 6389/1202 P2 Proposed First Floor Plan
- 6389/1203 P2 Proposed Second Floor Plan
- 6389/1204 P2 Proposed Roof Plan
- 6389/1301 P2 Proposed South Wing Elevations
- 6389/1302 P2 Proposed North Wing Elevations
- 6389/1303 P2 Proposed East Wing Elevations
- 6389/1401 P1 Schematic Section
- 193_D_01 D Landscape General Arrangement Plan

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

03 Notwithstanding the indicative materials schedules submitted, prior to construction of any part of the building frame, superstructure or building cladding, samples of the external facing and roofing materials and details of the colours to be used/applied in construction shall be submitted to and agreed, in writing, by the Local Planning Authority. Such materials/colours 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 - In order to ensure the satisfactory development of the site in terms of visual impact.

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

05 Prior to the construction of any part of the building frame, superstructure or building cladding, precise details of the provision, siting, design and materials of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be erected prior to occupation of any part of the development and thereafter be retained in the approved form.

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

06 Notwithstanding the details submitted with the application, none of the following shall be installed / brought into operation until a detailed scheme showing full details of each has been submitted to and approved in writing by the Local Planning Authority (including a date for installation or a timetable for implementation where applicable):

- a. CCTV
- b. All external lighting

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- c. All external plant and machinery
- d. A scheme for the provision and implementation of water, energy and resource efficiency measures during the construction and occupation of the development

The approved details shall be constructed/implemented and adhered to therein after, unless otherwise agreed in writing with the Local Planning Authority.

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.

- 07 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.

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

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

- 09 Prior to occupation 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 5.5 metres, shall be retained at that width for 6 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.

- 10 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.

- 11 With the exception of the 5 noted parking spaces measuring 2.5m x 5m, any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

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

- 12 Prior to the construction of any part of the building frame, superstructure or building cladding, the details of the number, location and design of cycle parking facilities shall have been submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.

Reason - To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

- 13 No development shall commence 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. the erection and maintenance of security hoardings
- v. wheel washing facilities
- vi. HGV Routing plan
- vii. measures to control the emission of dust and dirt during construction
- viii. noise monitoring
- ix. construction site lighting
- x. a scheme for storing; recycling and disposing of waste resulting from demolition and construction works
- xi. construction work hours

Reason - To control the construction phase in order to ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and to protect the amenities of the occupiers of nearby residential properties.

- 14 Other than the staff room/office and any guest room, the extra care apartments hereby permitted shall be occupied by persons of 55 years of age or older (and by their partners sharing that accommodation or surviving partners). The development shall not be occupied for any other purpose including any other purpose in Class C3 or C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification), including as a secure hospital or secure care facility, without the express permission of the Local Planning Authority.

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

- 15 Before any development is commenced, full details of biodiversity enhancement measures to mitigate against the impact of the hereby permitted development, in line with the recommendations contained within the Preliminary Ecological Appraisal by Geosphere Environmental Ltd dated 13 August 2015, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved unless the Local Planning Authority first gives written approval to any variation.

Reason - To protect and enhance the ecological value of the site throughout the construction and operational phases of development.

- 16 The development shall be carried out in accordance with the tree protection and retention measures set out within the Arboricultural Impact Assessment and Method Statement by Essex County Council Place Services dated 15th November 2016.

Reason - To ensure adequate protection of protected and other trees on the site.

- 17 No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include, but not be limited to:

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- o All surface water generated by the 1 in 100 year inclusive of climate change critical storm event discharged via infiltration.
- o A storage volume that manages the 1 in 100 year event inclusive of climate change.
- o Final modelling and calculations for all areas of the drainage system. This includes the sub-base storage below the permeable paving within the access road and car parking areas where surface water is proposed to be routed in a 1 in 100 inclusive of climate change event. It should be shown that all areas of the site have a suitable half-drain time.
- o A minimum of 1 metre between the base of any infiltration device and groundwater table.
- o The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

The scheme so approved shall be implemented in accordance with the approved details.

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 and 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.

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

Reason - To minimise the risk of off-site flooding.

- 19 Prior to first occupation of the development, 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, shall be 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.

- 20 The adopting body responsible for maintenance of the surface water drainage system shall record yearly logs of maintenance carried out in accordance with the approved Maintenance Plan and 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.

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16/02081/FUL Approval - Full 24.02.2017 Delegated Decision	Mrs E Lawson	Proposed alterations and additions to house.	40 The Close Jaywick Clacton On Sea Essex CO15 2RR

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: 3 : E and Drawing No: 4 : E.

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

17/00044/FUL Permitted development 24.02.2017 Delegated Decision	Mr Serban Branescu - Evercrisps Ltd	Install roastnut processing and packaging equipment.	15 Brunel Business Centre Enterprise Way Clacton On Sea Essex CO15 4QW
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Elmstead Market Parish Council

16/01787/FUL Approval - Full 21.02.2017 Delegated Decision	Mr Gary Sexstone - Essex County Council	Retrospective planning application for the replacement of 5 no. roof mounted air handling units with new units including heat exchange units.	Elmstead Primary School Holly Way Elmstead Colchester Essex CO7 7YQ
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01 No conditions.

Frating Parish Council

No Determinations

Frinton & Walton Town Council

16/01898/FUL Approval - Full 23.02.2017 Delegated Decision	Mr Peter Dukes	Proposed conversion of ground floor cafe into self-contained flat, external alterations, and rear first floor extension.	38 The Parade Walton On The Naze Essex CO14 8AP
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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: -

Un-numbered - 1/1250 Scale Amended Location Plan received on 25 Jan 2017;

Drawing No 2 Rev A - Proposed Front Elevation & First Floor ONLY;

Drawing No Planning Issue Rev B - Proposed Ground Floor Plan, and;

Drawing No Planning Issue Rev B - Proposed Elevations.

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

<i>16/01934/FUL Approval - Full 24.02.2017 Delegated Decision</i>	<i>Mr D Leach</i>	<i>Variation of condition 2 of planning application 15/00153/FUL - to substitute revised plans.</i>	<i>88 Kirby Road Walton On The Naze Essex CO14 8RL</i>
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01 The development hereby permitted shall be begun before 21 April 2018.

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:

Un-numbered - Location Plan 1/1250 scale;

Un-numbered - Block Plan 1/500 scale, and;

Drawing No 01 Rev A - Proposed Plans and Elevations.

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

03 Prior to the first occupation of the hereby approved dwelling, the vehicular access shall be constructed to a width of 4.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

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

04 Prior to the hereby approved access being brought into use, a 1.5m. x 1.5m. pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm. These splays must not form part of the vehicular surface of the access.

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

05 No unbound materials shall be used in the surface treatment of the hereby approved vehicular

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access throughout.

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

06 The existing access shall be suitably and permanently closed in a manner to have been previously agreed in writing by the Local Planning Authority, incorporating the re-instatement to full height of the highway verge/footway/kerbing to the specifications of the Highway Authority, immediately the hereby approved new access is first brought into use.

Reason - To ensure the removal of and to preclude the creation of un-necessary points of traffic conflict in the highway and to prevent indiscriminate access and parking on the highway, in the interests of highway safety.

07 Prior to commencement of the hereby approved development, a communal vehicular turning facility for motor cars of a design which shall have previously been 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.

08 Prior to commencement of the hereby approved development, details of the provision for the storage of bicycles for each dwelling, of a design which shall have been previously approved in writing by 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.

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

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

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

10 The external facing and roofing materials to be used shall be those specified on the submitted application form.

Reason - This is a publicly visible building where matching materials are a visually essential requirement.

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<p>16/02069/FUL Approval - Full 24.02.2017 Delegated Decision</p>	<p>Mr and Mrs H & D Green</p>	<p>Extension and alteration.</p>	<p>11 Walden Way Frinton On Sea Essex CO13 0BJ</p>
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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. 4864-2-3, Drawing No. 4864-2-4.

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

<p>17/00015/FUL Approval - Full 22.02.2017 Delegated Decision</p>	<p>Mr Antony Tagliamonti - A & I Scoffs Ltd</p>	<p>Planning application for the change of use from deli and cafe to mixed class coffee shop (A1/A3).</p>	<p>56 Connaught Avenue Frinton On Sea Essex CO13 9PR</p>
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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: 01.31/A.1.0, 01.31/A.1.1, 01.31/A.1.2 and 01.31/A.1.3.

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

03 The use hereby permitted shall not be open to customers outside the following times:

- Monday - Friday - 07:00 to 18:00
- Saturdays - 08:00 to 18:00
- Sundays and Bank Holidays - 09:00 to 17:00

Reason - In the interests of neighbouring amenities.

<p>17/00016/ADV Approval - Advertisement Consent 21.02.2017 Delegated Decision</p>	<p>Mr Antony Tagliamonti - A & I Scoffs Ltd</p>	<p>Proposed fascia, awning and projecting sign.</p>	<p>56 Connaught Avenue Frinton On Sea Essex CO13 9PR</p>
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01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

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which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additionally all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Heritage Statement', 'Planning Statement', 'Existing Shopfront' and 'Proposed Shopfront'.

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

- 03 The proposed light source shall be so positioned and shielded, in perpetuity, to direct light towards the proposed advertisement sign and away from the Highway.

Reason - To ensure that users of the highway are not subjected to glare and dazzle in the interest of highway safety

- 04 The maximum luminance of the sign shall not at any time exceed the standards contained within the Institution of Lighting Professionals Technical Report PLG05 The Brightness Of Illuminated Advertisements, for zone E3 locations, which in this case is 600 Candelas per square metre (600 cd/m²) for signs less than 10m², and 300 Candelas per square metre (300 cd/m²) for those over 10m².

Reason - To ensure that users of the highway are not subjected to glare and dazzle in the interest of highway safety.

- 05 The proposed awning shall afford minimum headroom of 2.4 metres above the footway.

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

- 06 The maximum projection of the proposed sign shall be 2 metres.

Reason - For the avoidance of doubt in the interests of highway safety.

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<i>17/00121/TPO Approval - Full 21.02.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Trees on boundary with The Ship Inn. 1 No. Lime - pollard. 1 No. Ash - reduce back to previous points.</i>	<i>27, 35 Walton Road Kirby Le Soken Frinton On Sea Essex CO13 0DU</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>17/00107/TCA Approval - Full 21.02.2017 Delegated Decision</i>	<i>Mr Patience</i>	<i>Rear boundary - Sycamore - fell. Rear left corner - Beech - reduce by 4ft overall. Right hand boundary - Eucalyptus - reduce to 6ft above ground level.</i>	<i>74 Fourth Avenue Frinton On Sea Essex CO13 9DX</i>
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<i>17/00109/TCA Approval - Full 21.02.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>1 No. Hawthorn, Group of conifers - reduce by 30%</i>	<i>56 Third Avenue Frinton On Sea Essex CO13 9EE</i>
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<i>17/00122/TCA Approval - Full 21.02.2017 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Dead wood Oak tree and remove lower limb going over churchyard. Conifers - reduce by 3 metres. Eucalyptus - reduce by 30%</i>	<i>Old Hall Cottage 3 Holland Road Frinton On Sea Essex CO13 9DH</i>
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Great Bentley Parish Council

No Determinations

Great Bromley Parish Council

<i>16/02042/FUL Refusal - Full 24.02.2017 Delegated Decision</i>	<i>Mr and Mrs Jarvis</i>	<i>Proposed single storey extension housing indoor swimming pool and internal alterations.</i>	<i>Morants Lodge Colchester Road Great Bromley Colchester Essex CO7 7TN</i>
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01 The National Planning Policy Framework attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The Framework states permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Saved Policy HG12 of the adopted Tending District Local Plan (2007) deals with extensions to dwellings outside Settlement Development Boundaries stating, amongst other things, that development will only be permitted provided it would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect. Saved Policy QL11 of the adopted Tending District Local Plan (2007) states that development should not have a materially damaging impact on the amenities of occupiers of nearby properties. These sentiments are carried forward in Policy SPL3 of the Preferred Options Consultation Document July 2016.

Furthermore, Saved Policy HG14 of the Tending District Local Plan (2007) states that, extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries to safeguard the amenities and aspect of adjoining residents. As a guideline a minimum distance of 1 metre will be sought. Where circumstances warrant it, a greater distance will be sought.

To the rear elevation of the neighbouring dwelling known as Ashcroft, closest to the shared boundary, is the living room window and adjacent conservatory. These areas serve the main living areas for the occupiers of Ashcroft. The plot size and distance to the boundary mean that these properties benefit from a spacious and open feel with the open countryside to the rear. Whilst the 1 metre side isolation is met in line with Saved Policy HG14, in this instance a larger distance is warranted given the characteristics of the site and the depth of the extension.

The proposed extension by virtue of its 15.5 metres depth and height in excess of 4 metres will significantly reduce the outlook of the main living areas currently enjoyed creating a sense of enclosure. The excessive depth, bulk and expanse of roof in close proximity to the boundary and main living room windows will appear oppressive and materially harmful to the amenities of the occupiers of Ashcroft.

Taking into account the narrow width of the space available to plants trees or any other plant species it is difficult to see how a satisfactory level of screening could be achieved and maintained into the future. It is considered that the proposed planting would not provide an adequate screen and that the soft landscaping proposals would not be improved by the substitution of the Himalayan Birch with another species. The planting cannot therefore be considered to satisfactorily or wholly overcome the harm to neighbouring amenities.

The proposal is therefore considered contrary to the aims and aspirations of the afore-mentioned policies being demonstrably harmful to the neighbouring amenities.

Great Oakley Parish Council

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16/01536/HHPN OT HHPN - Prior Approval Not Required 21.02.2017 Delegated Decision	Mr Graham Watts	A flat roof rear extension to existing bungalow replacing two very poor existing extensions.	Ashleigh Cottage Harwich Road Great Oakley Harwich Essex CO12 5JR

01 Drawing no. 11024-05P1 (Proposed Rear Extension).

Harwich Town Council

13/01393/FUL Approval - Full 24.02.2017 Delegated Decision	Mr Christopher Corley	New hardstanding and retention of wall.	25 Station Lane Dovercourt Harwich Essex CO12 3QL
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01 No conditions.

16/02118/FUL Approval - Full 24.02.2017 Delegated Decision	Mr & Mrs Cutts	Erection of a conservatory.	37 Rose Gardens Dovercourt Essex CO12 4FU
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number: 1663/1.

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

17/00120/TPO Approval - Full 21.02.2017 Delegated Decision	Cochrane Tree Services - Max Cochrane	Oak Tree - reduce by 30%	4 Jamestown Close Harwich Essex CO12 4FG
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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.

Lawford Parish Council

No Determinations

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

<i>16/02059/FUL Approval - Full 21.02.2017 Delegated Decision</i>	<i>Black Swan International Ltd</i>	<i>Change of use to No. 4 Amerells Road to C2 use and extensions to the existing care home (renewal of planning permission 13/01430/FUL)</i>	<i>Belamacanda 174 The Street Little Clacton Clacton On Sea Essex CO16 9LX</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 PL32 Revision B, PL11, PL10, PL31 Revision A, PL30 Revision A and the submitted Planning Statement.

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

03 The development hereby permitted shall not be occupied until such time as the car parking area, indicated on the Drawing Number PL 30 Revision A, has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles in connection with the care home.

Reason - To ensure that adequate provision is made for car parking associated with the permitted scheme, in the interests of highway safety.

04 Prior to occupation of the development hereby permitted, an appropriate vehicular access to serve the new parking spaces shall be constructed at right angles to the highway boundary 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.

05 No unbound materials shall be used in the surface treatment of the vehicular access to the new parking area.

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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 first occupation of the development hereby permitted details of provision for the parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority and such provision made and thereafter retained, free from obstruction, at all times for that sole purpose.

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

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

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

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

08 Prior to first occupation of the development hereby permitted the screen brick wall and associated gates as shown upon the north elevation drawing No. PL 31 Rev. A shall be erected and thereafter retained at all times.

Reason - In order to ensure a satisfactory appearance to the development in the street scene of Amerells Road and also the functionality of the secure courtyard behind.

09 Prior to first occupation of the development hereby permitted details of the proposed landscaping to the areas indicated on the application drawing No. PL 30 Rev. A shall be submitted to and approved in writing by the Local Planning Authority and such landscaping as may be approved shall be carried out within the first planting season following first occupation of the development hereby permitted. Any such plants which die or are otherwise removed within a period of 5 years shall be replaced with plants of a similar size and species. The planting scheme shall include trees and shrubs suited to the site and shall be selected to provide an effective degree of screening and softening to the car parking areas adjacent and the new building and screen wall.

Reason - In order to ensure a satisfactory landscaped appearance to the street frontage in Amerells Road, which would otherwise lack mitigation.

<i>16/02085/DETAI L Approval - Reserved Matters/Detailed 21.02.2017 Delegated Decision</i>	<i>Messrs Hart and Gowan</i>	<i>Proposed erection of 2 dwellings and associated works.</i>	<i>Plots 3 & 4 Betts Green Road Little Clacton Essex CO16 9NH</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, 16-14 PLHA 03, 16-14 HGCond 02, 16-14 HGCond 01 Rev A, 16-14 PLHG 01 Rev A and 16-14 PLHG 02 Rev A

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

<i>17/00042/FUL Approval - Full 22.02.2017 Delegated Decision</i>	<i>Mr & Mrs Struut</i>	<i>New detached house and garden room.</i>	<i>Plot 5 Betts Green Road Little Clacton Essex CO16 9NH</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, 16-14 STPL 02, 16-14 STPL 03 Rev B, 16-14 STPL 04 and 16-14 STPL 01.

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

No Determinations

Ramsey & Parkeston Parish Council

No Determinations

St Osyth Parish Council

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16/01484/FUL Approval - Full 24.02.2017 Delegated Decision	Mr G Weeks	Variation of condition 3 of approved planning permission 01/00486/FUL to allow the use of 6 holiday dwellings as permanent residential units.	Linley Farm Greenland Grove St. Osyth Clacton-on-Sea Essex CO16 8JE

01 No conditions.

Tendring Parish Council

17/00011/COUN OT Determination prior approval not required 21.02.2017 Delegated Decision	Mr & Mrs Watling	Proposed conversion of two existing agricultural/horticultural buildings into two dwellings of two bedrooms each, the conversion does not include any extension.	Sundial Nursery Mistley Road Tendring Clacton On Sea Essex CO16 0DB
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Thorpe-le-Soken Parish Council

No Determinations

Thorrington Parish Council

17/00203/CMTR Determination approved by another Authority 20.02.2017	Mr Chris Hemmingsley - Brett Group	Construction of a temporary access onto Great Bentley Road (Lufkins Lane), internal road and ancillary works to enable the removal of surplus material arising from the construction of an agricultural reservoir at Lufkins Lane, Frating and Brook Farm, Great Bentley, Colchester.	Lufkins Farm Great Bentley Road Frating Colchester Essex CO7 7HN
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Weeley Parish Council

16/00677/FUL Approval - Full 21.02.2017 Committee Decision	Barkley Projects LLP - Mr K O'Brien	Full application for 22 dwellings on former nursery site.	Kidbys Nurseries Clacton Road Weeley Heath Clacton On Sea Essex CO16 9EF
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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:

- o 1010/01 B Site Plan
- o 1010/02 Front Elevation & Floor Plan - Plot 1
- o 1010/03 Elevations - Plot 1
- o 1010/04 Front Elevation & Floor Plans - Plot 2
- o 1010/05 Elevations - Plot 2
- o 1010/06 Front Elevation & Floor Plans - Plot 3
- o 1010/07 Elevations - Plot 3
- o 1010/08 Front Elevation & Floor Plans - Plot 4
- o 1010/09 Elevations - Plot 4
- o 1010/10 Front Elevation & Floor Plans - Plots 5 & 6
- o 1010/11 Elevations - Plots 5 & 6
- o 1010/12 Floor Plans - Plots 7 & 8
- o 1010/13 Front Elevation - Plots 7 & 8
- o 1010/14 Elevations - Plots 7 & 8
- o 1010/15 Front Elevation & Floor Plans - Plots 9 & 16
- o 1010/16 Elevations - Plots 9 & 16
- o 1010/17 Floor Plans - Plots 10, 12 & 14
- o 1010/18 Front Elevation - Plots 10, 12 & 14
- o 1010/19 Elevations - Plots 10, 12 & 14
- o 1010/20 Front Elevation & Floor Plans - Plots 11 & 13
- o 1010/21 Elevations - Plots 11 & 13
- o 1010/22 Front Elevation & Floor Plans - Plot 15
- o 1010/23 Elevations - Plot 15
- o 1010/24 Front Elevation & Floor Plan - Plot 17
- o 1010/25 Elevations - Plot 17
- o 1010/26 Ground Floor Plan - Plots 18, 19, 20 & 21
- o 1010/27 First Floor Plan - Plots 18, 19, 20 & 21
- o 1010/28 Front Elevation - Plots 18, 19, 20 & 21
- o 1010/29 Elevations - Plots 18, 19, 20 & 21
- o 1010/30 Front Elevation & Floor Plans - Plot 22
- o 1010/31 Elevations - Plot 22
- o 1010/32 Garage - Plots 1, 9 & 16
- o 1010/33 Garage - Plots 2, 3, 5, 6, 17, 18, 21 & 22
- o 1010/34 Garage - Plots 11 & 13
- o 1010/35 Garage - Nursery House

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

03 The proposed vehicular access, carriageways and footways layout shall be provided in complete and precise accord with the details shown in Drawing Number 1010/01 B.

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

04 Prior to the proposed access being brought into use, vehicular visibility splays of 70m north westerly by 2.4m by 112m south westerly as shown on Drawing Numbered 1010/01 B, as measured along, from and along the nearside edge of the carriageway, shall be provided on

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		both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.	
		Reason - To ensure adequate intervisibility between drivers of vehicles using the proposed access and those in the adjoining highway, in the interests of highway safety.	
05		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.	
06		All off street parking facilities shall be provided in accord with current Parking Standards.	
		Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.	
07		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 at all times for that sole purpose.	
		Reason - To ensure that vehicles using the site access may enter and leave the highway in a forward gear, in the interests of highway safety.	
08		No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6m of the highway boundary.	
		Reason - To ensure that loose materials are not brought out onto the highway, in the interests of highway safety.	
09		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 right angles to the highway boundary and to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.	
		Reason - To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.	
10		Prior to the proposed access for any dwelling on the proposed development being brought into use, a 1.5m. x 1.5m. pedestrian visibility splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction clear to ground. These splays must not form part of the vehicular surface of the access.	
		Reason - To ensure adequate intervisibility between drivers of vehicles using the proposed access and pedestrians in the adjoining highway, in the interests of highway.	
11		Prior to commencement of the proposed development, details of the provision for storage of bicycles for each dwelling, of a design which shall be submitted to and approved in writing with the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction at all times for that sole purpose.	

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

12 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.

13 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, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

14 Any new or proposed boundary hedge or treatment shall be planted a minimum of 1m back from the highway boundary and 1m 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.

15 Prior to the occupation of any of the proposed dwellings the two bus stops south of Botany Lane and north of Victoria Road on Clacton Road, Weeley shall be improved by the provision of level entry kerbing, new post and flag, timetables, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway channel being provided entirely at the applicant/Developer's expense.

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

16 The existing access or any part of an access (dropped kerb) rendered redundant or unnecessary by this development shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the re-instatement to full height of the highway verge/footway/kerbing to the specifications of the Highway Authority, immediately the proposed new accesses are brought into use.

Reason - To ensure the removal of and to preclude the creation of un-necessary points of traffic conflict in the highway and to prevent indiscriminate access and parking on the highway, in the interests of highway safety.

17 No phase of development shall commence until an Ecological Mitigation Scheme and Management Plan for that particular phase has been submitted to and approved, in writing, by the Local Planning Authority. The document shall include:

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i) A survey to confirm (or otherwise) the presence of protected species on the application site.

If protected species are present, the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method/s of protection). No development shall be undertaken except in full accordance with any such approved scheme of mitigation.

ii) A management plan to demonstrate how biodiversity within the site will be encouraged by the development.

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

18 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:

1. Surface water restricted to 1/s up to the critical 1 in 100 inclusive of climate change storm event.
2. Attenuation storage for the 1 in 100 inclusive of climate change storm event and the effect of urban creep.
3. An appropriate amount of treatment in line with the CIRIA SuDS Manual C753.
4. Detailed modelling of the whole drainage network on site.
5. A drainage plan highlighting final conveyance routes, location and sizing of storage features, freeboards, discharge rates and outfall/s from the site.

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 and to provide mitigation of any environmental harm which may be caused to the local water environment.

19 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. The scheme shall be implemented as approved.

Reason - The National Planning Policy Framework paragraph 103 states that local planning authorities should 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 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.

20 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.

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21		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.	
22		No development shall take place on the site until details of the proposed foul drainage scheme have been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until the approved drainage scheme is completed and available for use. The approved scheme shall be kept available for use thereafter.	
		Reason - To ensure the adequate removal of foul sewage from the site in the interest of the health and amenities of occupiers and the environment.	
23		Notwithstanding the details submitted with the application, no development shall commence 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 that the development provides a satisfactory setting, in the interests of the character and appearance of the landscape and the visual amenity of the site.	
24		All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.	
		Reason - To ensure that the development provides a satisfactory setting, in the interests of the character and appearance of the landscape and the visual amenity of the site.	
25		Prior to commencement of development, details of all refuse/recycling storage and collection points shall be submitted to and approved in writing by the Local Planning Authority. Each refuse/recycling storage and collection point so approved shall be provided prior to first occupation of any dwelling to which it relates and shall be retained thereafter as approved.	
		Reason - To ensure a satisfactory development in terms of appearance and functionality in the interests of amenity.	
26		Other than for external lighting within the curtilage of a dwellinghouse within any permitted phase of development and any lighting within the public highway, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting strategy shall consider how the use of such lighting will avoid, or minimise, harm caused by light pollution and the development shall be carried out in accordance with the scheme so approved.	

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Reason - To ensure that new external lighting of the development is not harmful to biodiversity or local amenity.

- 27 No development shall commence 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 approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before any of the dwellings hereby approved are first occupied.

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

- 28 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 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 that this would not be possible, practical or economically viable an alternative superfast (i.e. will provide speeds greater than 24mbps) wireless service will be considered acceptable.

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

- 29 No development shall commence until details of a Local Recruitment Strategy have been submitted to and approved in writing by the Local Planning Authority. The Local Recruitment Strategy shall 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.

- 30 Before any development commences on site a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures, including allowing appropriate phasing for discharge of this condition. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that

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was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of this condition, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority.

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

Wix Parish Council

<i>16/01664/OUT Approval - Outline 20.02.2017 Delegated Decision</i>	<i>Mr Kyran Young</i>	<i>Detached 3 bedroom house.</i>	<i>Land off Bradfield Road Wix Essex CO11 2SG</i>
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1 The development hereby permitted shall be begun before the expiration of 2 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.

2 Application for the approval of Reserved Matters must be submitted 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.

3 No development shall be commenced until plans and particulars of "the Reserved Matters" referred to in the following conditions relating to the Appearance, Access, Landscaping, Layout and Scale have been submitted to and agreed 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.

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4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason - The site is publicly visible and therefore quality materials are an essential requirement and insufficient information has been submitted within the application for full consideration of these details.

5 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 that the development provides a satisfactory setting.

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

Reason - To ensure satisfactory implementation of the approved landscaping scheme, so that the development provides a satisfactory setting.

7 No development shall take place until precise details of the provision, siting, design and materials of screen walls, fences and railings, 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 - To ensure a satisfactory development of the site in the interests of amenity.

8 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 northern 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.

9 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.

Wrabness Parish Council

No Determinations