

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

No Determinations

Ardleigh Parish Council

<i>17/00228/AGRIC Determination prior approval not required 02.03.2017 Delegated Decision</i>	<i>Mr Steve Wright</i>	<i>Erection of agricultural barn for use as hay bales and agricultural equipment storage.</i>	<i>Old Shields Farm Waterhouse Lane Ardleigh Essex CO7 7NE</i>
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- 01 The proposed store building complies with Town and Country Planning (General Permitted Development) England Order 2015, Schedule 2, Part 6 Agricultural and Forestry and the Council's prior approval is not required for the siting, design or external appearance of the development as proposed.

Beaumont Parish Council

<i>16/02024/FUL Application Withdrawn 27.02.2017 Delegated Decision</i>	<i>Mr T Daynes</i>	<i>Annexe to provide accommodation for elderly relative.</i>	<i>Lucas Farm Lucas Lane Beaumont Clacton On Sea Essex CO16 0AP</i>
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Bradfield Parish Council

<i>17/00055/FUL Approval - Full 02.03.2017 Delegated Decision</i>	<i>Patten Homes</i>	<i>Variation of condition 2 (Application 15/00285/FUL) - Construction of private access road between plots 1 and 2 (to serve approved development to rear) resulting in reduction in plot width and garden size.</i>	<i>Heath Farm Windmill Road Bradfield Manningtree Essex CO11 2QR</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No 3074:002 Revision B - Plans and Elevations - Dwellings and Garages, and;

Drawing No 3074:010 - Site and Block Plans.

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

- 02 Prior to the first occupation of the hereby approved dwellings, the proposed vehicular access

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shall be constructed to a width of 5.5m 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 and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety.

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 Prior to occupation of the development, the road junction at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 33 metres to the north and south, 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 in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Brightlingsea Town Council

No Determinations

Clacton-on-Sea

<i>16/02030/FUL Approval - Full 28.02.2017 Delegated Decision</i>	<i>Mr Tim Doran</i>	<i>Proposed front, side and rear extensions with removal of existing detached garage.</i>	<i>18 Terndale Clacton On Sea Essex CO15 4JJ</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 104 (Block Plan) received on 02/02/17, 101 Rev. C (Proposed Floor Plan and Elevation) and 102 Rev. A (Proposed Elevations).

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

03 The two off street parking spaces as shown on drawing no. 104 (Block Plan) received on 02/02/17 shall be retained for the sole purpose of vehicle parking hereafter.

Reason - To ensure adequate off street parking provision to compensate for loss of the garage.

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<i>16/02093/FUL Approval - Full 03.03.2017 Delegated Decision</i>	<i>S Crow / A Owen - Childrens Respite Care Limited</i>	<i>Proposed ground and first floor extensions to provide kitchen, living room extension, lift and enlarge bedroom area with new gable end which is replacing the existing approval 12/00301/FUL under construction.</i>	<i>Woodrows Lane Residential Care Home 17 Woodrows Lane Clacton On Sea Essex CO16 8DN</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: 1765-01 Revision C.

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

<i>17/00019/FUL Approval - Full 01.03.2017 Delegated Decision</i>	<i>Mr P Matthews</i>	<i>Extension and alteration.</i>	<i>29 Kings Avenue Holland On Sea Clacton On Sea Essex CO15 5ET</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. 4875-1-3 and 4875-1-4.

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

03 The extension hereby approved shall be finished in facing materials that match those used in the existing property.

Reason - To ensure a satisfactory form of development in terms of visual amenity.

<i>17/00022/FUL Approval - Full 02.03.2017 Delegated Decision</i>	<i>Mr I Hughes</i>	<i>Proposed dormer window to front elevation.</i>	<i>67 Park Road Clacton-On-Sea Essex CO15 1HQ</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. 1.

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

Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

<i>16/00031/OUT Approval - Outline 01.03.2017 Committee Decision</i>	<i>The Burghes Estate</i>	<i>The erection of up to 210 dwellings with access from Elm Tree Avenue, including green infrastructure, children's play areas, school drop off and parking facility and other related infrastructure.</i>	<i>Turpins Farm Elm Tree Avenue Kirby Le Soken Essex CO13 0DA</i>
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01 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.

02 The development hereby permitted shall be begun before the expiration of two years from 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 following conditions relating to appearance, layout, scale and landscaping 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.

04 The reserved matters shall be in general conformity with the revised Illustrative Concept Plan Drawing No: UK15044-001 - RevB.

Reason - To establish reasonable limits to the layout of the development in the interests of good design, layout, appearance and residential amenity.

05 No development shall commence until a Layout and Phasing Plan/Programme identifying details of the various elements of the development and the timing of their commencement; demolition; construction; provision; installation or occurrence has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details of the Layout and Phasing Plan as approved.

Reason - To ensure that the scheme is brought forward in a timely and comprehensive manner in the interests of proper planning; highway safety; amenity and the character and appearance of the area and to ensure a satisfactory relationship between the various components of the development and adjoining land.

06 The maximum number of dwellings to be contained in the development shall be up to (but no more than) 210 dwellings.

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

07 No development shall commence in any phase of the development identified within the approved Layout and Phasing Plan/Programme until a Construction Method Statement has been submitted to and approved, in writing, by the Local Planning Authority for that particular phase. The statement shall include:

- 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

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

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 and the efficient operation of nearby commercial properties.

08 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until details of all vehicular parking and turning facilities within that phase have been submitted to and approved in writing by the Local Planning Authority. All the vehicular parking and turning facilities as may be approved within that phase shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose prior to the occupation of any dwelling within that phase of the development.

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

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09 No unbound material shall be used in the surface treatment of any 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.

10 The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). Prior to occupation the carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands' to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a mews) from the occupation of such dwelling.

Reason - To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

11 Any vehicular hard standing 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 Any single garages should have a minimum internal measurement of 7 metres x 3 metres. Any double garages should have a minimum internal measurement of 7 metres x 6 metres. Any tandem garages should have minimum internal measurements of 12 metres x 3 metres. All garages shall be retained for the purposes of vehicle parking in perpetuity.

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

13 Prior to the occupation of any dwelling within any phase of the development identified within the approved Layout and Phasing Plan/Programme, the applicant/developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, which shall have first been submitted to and approved in writing by the Local Planning Authority, and which shall 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 Prior to the occupation of any dwelling within any phase of the development identified within the approved Layout and Phasing Plan/Programme, the applicant/developer shall be responsible for the provision and implementation of a Residential Travel Plan including provision of a Travel Plan co-ordinator within the residential sales office to give advice to the new residents of the development, the details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

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

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15 Prior to the occupation of any dwelling within any phase of the development identified within the approved Layout and Phasing Plan/Programme, the school parking and drop-off point (shown by Concept Plan Drawing No: UK15044-001 - RevB) shall be provided entirely at the applicant/developers' expense in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that all traffic associated with the school can arrive and leave in a controlled manner without creating conflict with residential traffic in the interests of highway safety and efficiency.

16 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until such time as the following have been provided entirely at the applicant/developer's expense and in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority:

- a) A priority junction with right turn lane (with 2 pedestrian refuge islands) in Elm Tree Avenue to provide access to the proposal site. The priority junction shall be at 90 degrees to Elm Tree Avenue with minimum 6 metre kerbed radii with dropped kerbs/tactile paving crossing points, a minimum 5.5 metre access road carriageway with two 2 metre footways and a minimum 120metre x 2.4metre x120metre clear to ground visibility splay.
- b) Provision of two new bus stops in Walton Road and Elm Tree Avenue
- c) A minimum 2 metre wide footway along the proposal site's Walton Road and Elm Tree Avenue frontage with dropped kerbs/tactile paving crossing points.

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

17 A. No development or preliminary ground-works shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority in writing. 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.

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

C. 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 Local 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 proposed development is located within an area with potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets with archaeological interest.

18 No development or preliminary ground-works shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until investigations have been carried out to establish whether the site is contaminated in any way.

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Such investigations shall be carried out in accordance with a scheme which shall first be agreed in writing with the Local Planning Authority. If the investigations reveal contamination of the site, a further scheme shall be agreed in writing by the Local Planning Authority, setting out measures to ensure that the entire area of the site, in relation to soil conditions resulting from such contamination, will not be harmful or detrimental to human health, animal health, normal plant health or growth, to buildings, building surfaces or amenities. Such agreed measures shall be implemented and completed to the satisfaction of the Local Planning Authority prior to the commencement of any development of the site.

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.

- 19 No development or preliminary ground-works shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until an Ecological Mitigation Scheme and Management/Enhancement Plan has been submitted to and approved, in writing, by the Local Planning Authority. The document shall include:
- i) a scheme of appropriate mitigation measures (including precise details of the timing and method/s of protection).
 - ii) a management plan to demonstrate how biodiversity within the site will be encouraged by the development.

No development shall be undertaken except in full accordance with any such approved scheme of mitigation or management measures.

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

- 20 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

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

- 21 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme 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:
- o Limiting discharge from the site to the 1 in 1 year rate
 - o Investigating the use of infiltration where feasible
 - o Providing sufficient storage to accommodate the 1 in 100 year event plus 30% allowance for climate change and 10% urban creep
 - o Provide sufficient treatment in accordance with guidance in the CIRIA SuDS Manual C753.

Reason - To prevent flooding at and around the site by ensuring the satisfactory storage of/disposal of surface water from the site.

- 22 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been

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submitted to, and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason - To prevent flooding at and around the site by ensuring the satisfactory storage of/disposal of surface water from the site.

23 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme 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.

24 The applicant, developer, 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.

25 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme 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.

26 All changes in ground levels in relation to the soft landscaping, 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.

27 No development shall commence within any phase of the development identified within the approved Layout and Phasing Plan/Programme until precise details of lighting, refuse storage/collection points and the manufacturer and types and colours of the external facing and roofing materials to be used in the construction have been submitted to and approved, in writing, by the Local Planning Authority. Such lighting, refuse points and materials so approved shall be those used in the development.

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

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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 within any phase of the development identified within the approved Layout and Phasing Plan/Programme until the applicant/developer has submitted to the Local Planning Authority, in writing, a Local Recruitment Strategy to include details of how the applicant/ developer shall use their reasonable endeavours to promote and encourage the recruitment of employees and other staff in the locality of the application site, for the construction of the development and for the uses of the development thereafter. The approved Local Recruitment Strategy shall be adhered to therein after.

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

<i>16/02066/FUL Approval - Full 28.02.2017 Delegated Decision</i>	<i>Mr Bagnall</i>	<i>Demolition of triple garage/storage building.</i>	<i>Land North of 64 The Street Kirby Le Soken Frinton On Sea Essex CO13 0EF</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.

Great Bentley Parish Council

<i>15/01629/FUL Approval - Full 28.02.2017 Delegated Decision</i>	<i>Mrs V Palmer</i>	<i>Removal of condition 14 on planning approval 12/00955/FUL to allow use of the site for car sales.</i>	<i>The Pit Stop Colchester Road Great Bentley Clacton On Sea Essex CO7 8RY</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: DRAWING NUMBER 6095/1113/Rev. A submitted with application 15/01629/FUL and 6095/1201/Rev. B, 6095/1202/Rev. C, 6095/1203/Rev. B, 6095/1301/Rev. B, 6095/1302/Rev. B and 6095/1401/Rev. C submitted with application 12/00955/FUL.

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

- 02 Prior to the commencement of the car sales element of the use hereby permitted, there shall have 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 the extent and materials of all hard surfaced areas and any proposed changes in ground levels. The details shall also accurately identify spread, girth, species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, felled, lopped or pollarded, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837 2012 - Trees in relation to design, demolition and construction."

Reason - In the interests of visual amenity.

- 03 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 other such 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 diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interests of compliance with condition 2.

- 04 No car sales shall take place until such time as the car parking area has been hard surfaced, sealed and marked out in parking bays in accordance with the approved Drawing Number 6095/1113/Rev. A. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the development.

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

- 05 Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the building shall be used solely for the repair, maintenance and servicing of vehicles and for no other purpose including any purposes in Classes B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification.

Reason - In the interests of sustainability and residential amenity.

- 06 No processes, repairs, servicing or maintenance of vehicles (including any ancillary valeting) shall be carried out and no power tools, equipment, machinery or plant of any kind shall be used at any time anywhere on the site except within the building.

Reason - In the interests of visual and residential amenity.

- 07 There shall be no bodywork or spray or other painting undertaken at the site.

Reason - In the interests of visual and residential amenity.

- 08 The use hereby permitted (including the dispatch and delivery of any parts or vehicles waiting or requiring repair) shall only operate between the hours of 08:00 hours and 18:00 hours

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Monday to Saturday and 10:00 to 16:00 on Sundays and Public Holidays.

Reason - In the interests of residential amenity.

09 No goods or materials shall be stored, stacked or deposited outside of the building.

Reason - In the interests of visual amenity.

10 The car sales element of the use shall only operate within the 'Proposed Grasscrete Area' shown hatched on the approved Drawing Number 6095/1113/Rev. A unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of sustainability and visual amenity.

11 No vehicles exceeding 5 tonnes unladen weight shall be repaired, serviced or maintained and no vehicle tow trucks shall be stationed at the site.

Reason - In the interests of visual and residential amenity.

12 The use of the site shall be carried out in strict accordance with the details submitted to and approved on 3rd December 2013 in relation to; foul and surface water drainage; the disposal of trade waste and external lighting, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual and residential amenity.

13 Notwithstanding the provisions of Article 3, Schedule 2, Part 8 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking or re-enacting that Order with or without modification no alterations or extensions to the building and the approved area of hardstanding shall be carried out at the site unless an application for planning permission is submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of sustainability and visual and residential amenity.

<i>15/01906/FUL Approval - Full 27.02.2017 Delegated Decision</i>	<i>Mr A Irwin</i>	<i>Conversion of farm buildings with associated alterations to form 2 No. residential dwellings, St Mary's Hall Farm.</i>	<i>St Marys Hall St Marys Road Great Bentley Colchester Essex CO7 8QU</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. SMH/GB/3 Rev 3 and 1:1250 scale Site Plan.

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

02 The hereby approved conversion of farm buildings to two residential dwellings shall be clad in black weatherboarding and retained as approved thereafter.

Reason - In order to ensure the barn conversion remains appropriate in its rural setting.

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- 03 Within three months of the date of this planning permission the specific requirements of paragraphs numbered 1 to 3 below shall have been submitted to the Local Planning Authority for approval. If unexpected contamination is found after development has commenced, no further development shall be carried out on that part of the site affected by the unexpected contamination until the requirements of paragraph 4 have been complied with in relation to such contamination.
1. Site Characterisation - An investigation and risk assessment shall be carried out in accordance with a scheme to assess the nature and extent of any contamination of the garden areas (as shown on Drawing No. SMH/GB/3 Rev 3) of the site. The investigation and risk assessment shall be undertaken by a competent person and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to: o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, o adjoining land, o ground waters and surface waters, o ecological systems, o archaeological sites and ancient monuments; and
 - (iii) an appraisal of options for remediation and a proposal with preferred option(s). This appraisal shall be conducted in accordance with the Environment Agency "Model Procedures for the Management of Land Contamination (CLR 11)".
 2. Submission of Remediation Scheme - A detailed Remediation Scheme to ensure that the gardens are suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works of remediation to be undertaken, remediation objectives and criteria, timetable of works and related site management procedures. The scheme shall ensure that the gardens will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the use of the land after remediation.
 3. Implementation of Approved Remediation Scheme - The Remediation Scheme required under paragraph 2 above shall be carried out in accordance with its terms prior to the commencement of any works of construction on site unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing a minimum of two weeks prior to commencement of the remediation scheme works of the date that the remediation works will commence. Following completion of the measures identified in such approved Remediation Scheme, a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority.
 4. Reporting of Unexpected Contamination - In the event that contamination is found which was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken in accordance with the requirements of paragraph 1 above and, where remediation is necessary, a new Remediation Scheme shall be prepared in accordance with the requirements of paragraph 2 above and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Scheme as may be approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph 3 above. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this paragraph have been satisfied.

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

04 The parking and gardens as shown on Drawing No. SMH/GB/3 Rev 3 shall be provided prior to occupation of the dwelling to which they relate and shall be retained as approved thereafter.

Reason - To ensure an adequate provision of off street parking and amenity space to meet the needs of the occupiers of the hereby approved dwellings.

05 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class E and 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 buildings, fences or other enclosures, swimming or other pool shall be erected in the 'garden for barn conversion' as shown on Drawing No. SMH/GB/3 Rev 3 except in accordance with drawings showing the design and siting of such buildings or structures which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to control the erection of boundary treatments and buildings within this garden as it is open to views and adjacent to the bridleway, where unsympathetic development would be harmful to the rural character of the surrounding area.

06 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Class A, B, C, and D 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 extensions, porches, dormer windows, rooflights or other roof alterations shall be erected to either of the hereby approved dwellings except in accordance with drawings showing the design and siting of such works which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to control the appearance of the hereby approved barn conversion where unsympathetic development would be harmful to the character of the building and the rural character of the surrounding area.

Great Bromley Parish Council

No Determinations

Great Oakley Parish Council

<i>17/00167/TPO Approval - Full 28.02.2017 Delegated Decision</i>	<i>Mrs M Allen</i>	<i>1 No. Oak - front of property - pollard by 1-2 metres</i>	<i>Old Oak Cottage Farm Road Great Oakley Harwich Essex CO12 5AL</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

Harwich Town Council

<i>16/00504/FUL Approval - Full 27.02.2017 Delegated Decision</i>	<i>Orion Land and Leisure</i>	<i>Provision of 38 No. two and three bedroom houses in detached, semi-detached and terraced forms, plus associated car parking, paths drives and landscaping.</i>	<i>Plot 2 Stanton Euro Park Land to The North of Williamsburg Avenue Harwich Essex CO12 4EN</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 following submitted plans:

- o AG019-01-01 Rev B: Location Plan
- o AG019-50-01 Rev A: House type 'AA' Floor plans and Elevations
- o AG019-50-02 Rev A: House type 'Ba' Brick Floor plans and Elevations
- o AG019-50-04 Rev B: House type 'Bb' Render Floor plans and Elevations
- o AG019-50-03 Rev A: House type 'Bb' Brick Floor plans and Elevations
- o AG019-50-05 Rev A: House type 'BG' Floor plans
- o AG019-50-06 Rev A: House type 'BG' Elevations
- o AG019-50-07 Rev B: House type 'Ca' Floor plans and Elevations
- o AG019-50-08 Rev A: House type 'Cb' Floor plans and Elevations
- o AG019-50-09 Rev B: House type 'Da' Render floor plans and Elevations
- o AG019-50-10 Rev A: House type 'D' Render Floor plans and Elevations
- o AG019-50-11 Rev A: House type 'D' Brick Floor plans and Elevations
- o AG019-50-12 Rev A: House type 'Fa' Floor plans and Elevations
- o AG019-50-13 Rev A: House type 'Fb' Floor plans and Elevations
- o AG019-02-01 Rev L: Proposed development Design Concept
- o AG019-02-04 Rev C: Detailed Development Layout Sheet 1 of 2
- o AG019-02-05 Rev B: Detailed Development Layout Sheet 2 of 2
- o AG019-02-07 Rev C: Refuse Strategy
- o AG019-02-08 Rev C: Soft Landscape Proposals Sheet 1 of 2
- o AG019-02-09 Rev B: Soft Landscape Proposals Sheet 2 of 2

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

03 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved in accordance with the details and timescales in the plan.

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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.

04 Notwithstanding the submitted details, no development shall be commenced until full details or samples of the external facing, roofing materials, rainwater goods and details of the colours to be used/applied in construction have been 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 - To preserve and enhance the character of the site and setting of the surrounding area.

05 The scheme of landscaping shown on plan numbers AG019-02-08 Rev C and AG019-02-09 Rev B dated January 2011, 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.

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

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

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the garage of each of the dwellings hereby approved shall be used solely as a domestic garage ancillary to the use of that dwelling and as such shall be retained in a state and condition capable of accommodating a normal roadworthy motor car and shall not be used or adapted for another purpose or as a room of the dwelling house other than its domestic garage.

Reason - To ensure satisfactory off-street parking is retained, having regard to the desire to reduce the incidence of on-street parking in the locality, in the interests of highway efficiency and the free flow of traffic.

08 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by MLM Consulting referenced 617397-REP-CIV-FRA, Revision 3 and dated 26 May 2016 and the following mitigation measures detailed within the FRA:

- Finished ground floor levels are set no lower than 2.525m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any

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other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason - To reduce the impact of flooding on the proposed development and future occupants.

- 09 Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls or other enclosures shall be erected except in accordance with drawings showing the design and siting of such fences and walls which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity and to preserve the landscape quality of the surrounding countryside.

- 10 No development shall commence until the protected species mitigation measures as outlined in the submitted 'Phase 1 Habitat Survey' (prepared by James Blake Associates - March 2016 Revision A) have been put in place. The measures as agreed shall be retained throughout the duration of building and engineering works.

Reason - To safeguard those protected species using the site.

- 11 No development shall take place 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 employees and visitors
- ii. loading and unloading of plant and materials (including details of a turning facility suitable for the largest vehicle attracted to or generated by the sites activities).
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding
- v. wheel washing facilities
- vi. the construction hours

Reason - In the interests of public amenity and highway safety.

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

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

- 13 There shall be no tree planting or any other planting in perpetuity, within the 6 metres which make up the 3 metre wide footpath/cycleway and additional 3 metres hardened maintenance/construction track alongside, located within the open space between plots 133 and 138.

Reason - To ensure access to the footpath/cycleway is maintained in perpetuity, in the interests of highway safety.

- 14 The proposed access to the footpath sited in between the proposed visitor's spaces (as illustrated on design concept plan AG019-02-01 Rev L) shall be retained in perpetuity.

Reason - To ensure access to the footpath/cycleway is maintained in perpetuity, in the interests of highway safety.

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15 Prior to the first occupation of the dwellings the proposed footpath/cycleway shall be provided, in accordance with concept plan AG019-02-01 Rev L, and retained in perpetuity thereafter.

Reason - To allow a pedestrian connection through to the commercial uses to the north of the site.

16 No unbound material shall be used in the surface finish of a driveway within 6 metres of the existing or proposed highway boundary.

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

<i>16/01793/FUL Approval - Full 03.03.2017 Delegated Decision</i>	<i>Mrs Sharon Alexander</i>	<i>Proposed change of use from estate agents office and furniture store to community centre and one stop shop.</i>	<i>276 High Street Harwich Essex CO12 3PD</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 premises shall be used solely for the purpose and uses as described within the application form and accompanying letter dated 1st February 2017 and for no other form of use including any other use with Class D2 of the Town and Country Planning Use Classes Order 2015 as amended.

Reason - To ensure that the use is appropriate to the locality and to safeguard the character of the area. The Local Planning Authority wish to be able to review alternative uses before being imposed on the area.

03 The use hereby permitted shall only be open during the following times;

8:30am to 9:30pm Monday to Friday
8:30am to 1:30pm Saturdays
With no Sunday or Bank Holiday opening

Reason - To ensure the use of the site is appropriate to the locality and to safeguard the amenities of local residents.

04 No amplified live or recorded music or radio or television/video programmes whatsoever shall be broadcast in the premises unless otherwise agreed in writing by the Local Planning Authority.

Reason - To safeguard the amenities of local residents.

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<i>16/01873/FUL Approval - Full 01.03.2017 Committee Decision</i>	<i>Ms Pamela Walsh - The New Bell Inn</i>	<i>Continued use of part of the carpark as outside seating area.</i>	<i>The New Bell Inn Outpart Eastward Harwich Essex CO12 3EN</i>

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

Un-numbered 1/1250 Scale Location Plan.

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

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

20.00 hrs on one day, and 11.00 hrs on the following day, and no live or amplified music shall be played within the seating area.

Reason - In order to protect the amenities enjoyed by the occupants of nearby residential properties.

03 The external seating, tables and other paraphernalia provided on the site in connection with the use, shall be removed from the site, outside of the hours listed in condition 2 above, and when the use is not occurring.

Reason - The external storage of the items outside the indicated times, would cause harm because of the appearance within the conservation area, and could encourage the use of the site outside of the approved times, without the control of the applicant, to the detriment of residential amenity.

Lawford Parish Council

<i>16/02063/FUL Approval - Full 01.03.2017 Delegated Decision</i>	<i>Mrs Lilian Cook</i>	<i>Single storey side extension.</i>	<i>21 Linden Close Lawford Manningtree Essex CO11 2ET</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 01 Revision A, 03 Revision B and 05 Revision B.

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

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16/02130/FUL Approval - Full 01.03.2017 Delegated Decision	Miss J Gray	Demolition of single storey infill extension and erection of replacement single storey infill extension.	Olde School House Wignall Street Lawford Manningtree Essex CO11 2JJ

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. 444.16.01 Rev. B.

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

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

16/02088/DETAI L Approval - Reserved Matters/Detailed 01.03.2017 Delegated Decision	Mr & Mrs Mack	Reserved matter application following outline planning approval 14/01668/OUT - Proposed residential development of 0.69 ha of land to form two dwellings, associated garaging and parking.	Plots 1 and 2 Betts Green Road Little Clacton Essex CO16 9NH
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01 The development hereby permitted shall be carried out in accordance with the following approved plans, 16-14 MA PL03, 16-14 MA Cond 02, 16-14 MA Cond 01 Rev A, 16-14 MA PL01 and 16-14 MA PL02 Rev A.

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

17/00168/TPO Approval - Full 28.02.2017 Delegated Decision	Mr T Parsons	T1 Ash - remove lower limb to balance and reduce/reshape by 30%	8 Leys Drive Little Clacton Clacton On Sea Essex CO16 9RE
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01 The work should be undertaken before the expiration of 2 years from the date of this

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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>17/00169/TPO Approval - Full 28.02.2017 Delegated Decision</i>	<i>Mrs J Goodchild</i>	<i>Raise the crown of Oak tree and remove deadwood within crown</i>	<i>154 The Street Little Clacton Clacton On Sea Essex CO16 9LS</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.

Little Oakley Parish Council

No Determinations

Manningtree Town Council

No Determinations

Mistley Parish Council

<i>17/00020/FUL Approval - Full 02.03.2017 Delegated Decision</i>	<i>Mr Edwards & Mr Shearer</i>	<i>Proposed single storey rear extension.</i>	<i>24 Erskine Road Mistley Manningtree Essex CO11 1LU</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. 3716.02 and Drawing no. 3716.04 Rev A.

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

Ramsey & Parkeston Parish Council

No Determinations

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St Osyth Parish Council

<i>16/02097/FUL Approval - Full 27.02.2017 Delegated Decision</i>	<i>Mr Peter Bird</i>	<i>Construction of a boat house with upper level store.</i>	<i>Land opposite 9 and 10 Eastern Promenade St Osyth Clacton On Sea Essex CO16 8LG</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing number 2016-06 Revision A and the submitted documents titled 'Design and Access Statement' and 'Flood Risk Assessment'.

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

<i>17/00003/FUL Approval - Full 28.02.2017 Delegated Decision</i>	<i>Ms J Cullip</i>	<i>Extension and alterations.</i>	<i>2 Stanmore Way St Osyth Clacton On Sea Essex CO16 8QP</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 plan: Drawing Number 4871-1-3.

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

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/02090/DETAI L Approval - Reserved Matters/Detailed 01.03.2017 Delegated Decision	Mr Chris Wright	Reserved matters application for two dwellings.	6 Edward Road Thorpe Le Soken Clacton On Sea Essex CO16 0HJ

01 The development hereby permitted shall be carried out in accordance with the following approved plans: DWG. NO. C01b, DWG. NO. C04, DWG. NO. C02 and DWG. NO. C03.

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

02 The approved scheme of landscaping shown on approved drawing number DWG. NO. C02 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 order to enhance the development and in the interests of visual amenity.

Thorrington Parish Council

No Determinations

Weeley Parish Council

16/01925/FUL Approval - Full 01.03.2017 Committee Decision	Rusden Ltd	Proposed development of 6 no. 3 bedroom detached bungalows all with single detached garages.	Land South of Mill Lane Weeley Heath Essex CO16 9BG
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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: Drg. No.'s 634/1, 634/2, 634/3, 634/4, 634/5, 634/6 and 634/7.

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

03 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.

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

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

Reason - To ensure that the development provides a satisfactory setting.

- 05 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.

- 06 Prior to occupation of the development, the accesses at their centre lines shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 33 metres to the east and west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the accesses are first used by vehicular traffic and retained free of any obstruction at all times.

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

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

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

- 10 No means of external lighting shall be installed until details of an illumination scheme have been submitted to and approved in writing by the Local Planning Authority. Development shall

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only be carried out in accordance with the approved details.

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

11 Prior to the commencement of development, a detailed ecological management scheme and mitigation plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme, which shall include a timetable for its implementation, shall be implemented in accordance with the approved works before occupation of the hereby approved development, unless otherwise agreed in writing by the Local Planning Authority.

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

12 The hereby approved development shall take place fully in accordance with the tree/hedgerow protection measures set out in the submitted Arboricultural Impact Assessment and the accompanying Tree Survery and Protection Plan Drawing no. 1 Revision B (prepared by SES dated 11th November 2016).

Reason - In order to suitably protect the existing trees/hedges on the boundaries of the site for the benefit of the character and appearance of the surrounding area and the ecology of the site.

13 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 the approved drawings.

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

14 No construction works or deliveries in connection with the development shall take place outside the hours of 0700 hours and 1900 hours Monday to Friday and 0800 hours and 1300 hours Saturdays, with the exception of any piling or other percussive works which shall not take place outside the hours of 0800 hours and 1700 hours Monday to Friday.

Reason - To protected the local amenity and reduce the likelihood of complaints of statutory nuisance.

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations