Alresford Parish Council

16/01658/FUL *Approval - Full* *14.12.2016* *Delegated Decision*	*Mr & Mrs M Moore*	*Replacement dwelling.*	*Creek Lodge* *Ford Lane* *Alresford*

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

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

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

Reason - The appropriate use of materials is essential in the interests of visual amenity. Inadequate details have been provided with the application.

03 The development hereby permitted shall be carried out in accordance with drawings numbered; 21322/4 Revision A, 21322/5 Revision A and 21322/6 Revision B.

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

16/01951/TELLI C *Deemed Consent* *13.12.2016* *Delegated Decision*	*Cat Surveys*	*Install high speed broadband cabinet.*	*Street Record* *Wivenhoe Road* *Alresford*

Ardleigh Parish Council

16/01791/FUL *Approval - Full* *14.12.2016* *Delegated Decision*	*Mrs Elsie Brett*	*Proposed pitched roof to gable end on front elevation.*	*Elm Park Lodge* *Station Road* *Ardleigh*

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 02A.

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

Beaumont Parish Council

No Determinations

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

16/01837/TCA Approval - Full 15.12.2016 Delegated Decision	*Mr R Robinson*	*3 No. Robinia - fell*	*The Old Rectory Richard Avenue Brightlingsea*
16/01914/TELLI C Deemed Consent 12.12.2016 Delegated Decision	*Jamie Huber - Mono Consultants Limited*	*Installation of 1 no. 0.3m transmission dish onto the existing telecommunications mast located at Brightlingsea Football Club.*	*Telephone Mast Site 68249 Brightlingsea United Football Club North Road Brightlingsea*

Clacton-on-Sea

16/01045/FUL Approval - Full 13.12.2016 Delegated Decision	*Mr & Mrs S Pickering*	*Proposed single storey rear extension.*	*142 Valley Road Clacton On Sea*

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No. 01 Revision A.

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

16/01616/FUL Approval - Full 14.12.2016 Delegated Decision	*Mr Reed*	*Proposed first floor side extension.*	*67 Thorpe Road Clacton On Sea Essex*

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 103 Revision B and 104 Revision B.

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

16/01692/FUL Approval - Full 12.12.2016 Delegated Decision	*Mr B Desperance*	*Proposed two-storey side extension, and single-storey side and rear extension.*	*40 Douglas Road Clacton On Sea*

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No: 2 : A.

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

16/01700/FUL Approval - Full 13.12.2016 Delegated Decision	*Mr Terrence Baker*	*Proposed single storey rear extension and conservatory.*	*35 Norman Road Holland On Sea*

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

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

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

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

16/01714/FUL Approval - Full 12.12.2016 Delegated Decision	*Mr Mark Silverton*	*Replace thin wall polycarbonate roof with marley eternit fibre cement slates and install 4 no. velux roof windows.*	*22 Madeira Road Holland On Sea*

01 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No. 1.

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

16/01734/FUL Approval - Full 16.12.2016 Delegated Decision	*Mr & Mrs G Scanu*	*Change of use to provide residential dwellings (4 x 1 bed flats/apartments) together with associated parking and amenity space.*	*24 Kings Avenue Holland On Sea*

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no: 1747-02 and drawing no: 1747-01 revision: A.

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

03 Prior to the occupation of the flats hereby approved, the amenity area, clothes drying area, bin store and bike store as shown on approved drawing no: 1747-01 revision: A shall be made available and retained in this approved form in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenities.

16/01820/LUEX Lawful Use Certificate Granted 16.12.2016 Delegated Decision	*Mr & Mrs M & V Fryer*	*Use of barn as self contained independent dwelling.*	*The Barn Sladburys Lane Clacton On Sea*

01 The Local Planning Authority is satisfied that on the balance of probability, the use described in the First Schedule has taken place for a continuous period of at least four years prior to the date of this application and that a Certificate of Lawful Existing Use should therefore be granted in accordance with Section 191 of the Town and Country Planning Act 1990. The use of the land as noted below is immune from enforcement action under Section 171B of the Town and Country Planning Act 1990 (as amended) and is now considered to be lawful.

Application No. Decision Date of Decision Conditions/Reasons	Applicant's Name	Proposal	Location
16/01854/HHPN OT HHPN - Prior Approval Not Required 14.12.2016 Delegated Decision	*Mr M Cogger*	*Single storey rear extension.*	*4 Purley Way Clacton On Sea*

01 Drawing No: TDC-1116-1-101

Elmstead Market Parish Council

14/01292/OUT Approval - Outline 12.12.2016 Committee Decision	*Knight Developments Ltd - Mr W Anthony*	*Outline planning application (all matters reserved) for residential development, a community hall, green infrastructure open space including land for a sports field and allotments together with new vehicular and pedestrian accesses, parking, servicing, landscaping and utilities infrastructure.*	*Land to The West of Church Road Elmstead Market*

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 2 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, access, 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 maximum number of dwellings to be contained in the development shall not exceed 20.

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

05 Notwithstanding the details submitted with the application, no development shall commence on the construction of the residential properties or the community hall hereby approved until

samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

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

06 Notwithstanding the details submitted with the application, no development shall commence on the construction of the residential properties or the community hall hereby approved 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.

07 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.

08 The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment produced by PJC Consultancy Ltd, dated 19/08/14, Ref No: PJC/3479/14 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

09 Notwithstanding the details submitted with the application, no development shall commence on the construction of the residential properties or the community hall hereby approved until a Landscape Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. This shall include long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (other than for any domestic gardens). The Landscape Management Plan so approved shall be carried out in accordance with the details and timescales to be contained in those documents.

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

10 The development shall be constructed in accordance with the recommendations and biodiversity enhancements as set out at sections 4 and 5 of the Ecological Appraisal dated October 2013.

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

11 Notwithstanding the details submitted with the application, no development shall commence on the construction of the residential properties or the community hall hereby approved until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented before the dwellings hereby permitted are occupied.

Reason - To ensure a satisfactory development of the site in the interests of amenity.

12 Notwithstanding the details submitted with the application, no development shall commence on the construction of the residential properties or the community hall hereby approved until details of the refuse storage/refuse collection points within the site have been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be completed prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - To minimise the time spent by refuse collection vehicles parked within the highway so as to avoid congestion and inconvenience to users of the highway.

13 1. No development or preliminary ground-works can commence 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. 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.

2. 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 by the Local Planning Authority.

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

Reason - To protect and preserve any below ground heritage assets.

14 No external lighting to any building hereby approved shall be erected without the prior approval in writing of the Local Planning Authority. Any such lighting that is approved pursuant to this condition shall be installed and thereafter retained strictly in accordance with the approved details.

Reason - To ensure a satisfactory development of the site in the interests of amenity and to protect and enhance biodiversity.

15 No development shall take place, including any works of demolition, until a Construction Method Statement (CMS) 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 under body washing facilities
v. details of hours of operation during construction

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

16 All parking available at the site shall be in accordance with the current parking standards - Essex County Council Car Parking Standards Design and Good Practice 2009.

Reason - To ensure adequate parking is available within the site.

17 No development shall take place until a surface water drainage scheme, including surface water swales, has been submitted to, and approved in writing by, the Local Planning Authority.
The scheme shall include:-
1. Surface water drainage strategy confirming that the development will have sufficient storage/attenuation for all events up to and including the 1 in 100 30% climate change event plus a freeboard to allow for poor infiltration rates on site. Or, should infiltration not be considered viable;
2. An alternative method of surface water management disposal should be incorporated which will be proven not to increase flood risk elsewhere. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

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

18 None of the residential properties hereby approved shall be occupied until details of the arrangements for the provision of a right of way connecting the site to the public footpath to the north (as shown on the indicative site layout plan) have been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of sustainability and to ensure the proposal site is accessible by more sustainable modes of transport such as walking.

19 Prior to the commencement of the development proposals, investigations shall be carried out to establish whether the site is contaminated in any way. 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 in accordance with Policy COM19 of the adopted Tendring District Local Plan (2007).

20 No occupation of the development shall take place until the following have been provided or completed in accordance with details that shall first have been submitted to and approved in

writing by the Local Planning Authority:

a) A priority junction off Church Road to include as a minimum 2no. 6 metre kerbed radii, 1 no. footway and a 43 x 2.4 x 43 metre visibility splay

b) A minimum 4.8 metre wide carriageway in Church Road between the proposal site access and the private access located immediately south of 43 Church Road

c) Two new sections of minimum 1.5 metre wide footway along Church Road between the proposal site access and the private access located immediately south of 43 Church Road

d) Upgrading of the two bus stops in the vicinity of the Colchester Road/Church Road/Clacton Road/School Road junction

e) Improvements at and in the vicinity of the Colchester Road/Church Road/Clacton Road/School Road junction in accordance with drawing no. J621/003 Rev B.

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

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.

21 Notwithstanding the details submitted with the application, no development shall commence on the construction of the residential properties or the community hall hereby approved until a scheme for the provision and implementation of water, energy and resource efficiency measures during the construction and occupational phases of the development has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

Reason - To enhance the sustainability and energy efficiency of the development through better use of water, energy and materials, in compliance with the Planning and Energy Act (2008).

22 No development shall commence until a Layout and Phasing Plan identifying details of the various elements of the development and the timing of their commencement; demolition; construction; provision; installation or occurrence shall be 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 the 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 between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties.

16/01690/OUT Approval - Outline 16.12.2016 Delegated Decision	*Mr N. Naphine*	*Proposed erection of up to 9 no. dwellings and associated out-buildings with access onto Clacton road (A133).*	*Forres Clacton Road Elmstead*

01 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.

02 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.

03 No development shall be commenced until plans and particulars of "the Reserved Matters" referred to in the following conditions relating to the Appearance, 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.

04 Before any development commences, and concurrently with the submission of Reserved Matters specified in Condition 3 above, 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.

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

05 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 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.

06 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 6m and shall be provided with 6m radii kerbs, and suitable footways as shown on the submitted plans.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and limit the conflict with pedestrian traffic in the interest of highway safety.

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

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

08 Prior to 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 roads/footways are constructed to an appropriate standard in the interests of highway safety.

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

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

10 The carriageway of the proposed estate road 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. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation 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 shared surface road or 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 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 - Any single garages should have a minimum internal measurement of 7m x 3m
- Any double garages should have a minimum internal measurement of 7m x 6m
- Any tandem garages should have minimum internal measurements of 12m x 3m

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

Reason - To ensure that vehicles using the site access may enter and leave the highway in a forward gear, in the interests of highway safety.

14 The removal of any 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.

15 The development shall contain a maximum of 9 dwellings.

Reason - To ensure that the functional needs of the development are met within the application site

and in the interests of visual amenity.

16 No development or preliminary ground works can commence 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. 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.

Reason - The site is potentially of archaeological and historical significance.

17 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 by the Local Planning Authority.

Reason - The site is potentially of archaeological and historical significance.

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

Reason - The site is potentially of archaeological and historical significance.

19 Prior to the commencement of development or concurrently with the reserved matters application, details of the measures for the protection of the trees on the plot, which comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction", shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason - To ensure the existing mature trees are safeguarded during construction and retained in the interests of visual amenity.

20 In respect of the access details only, the development hereby permitted shall be carried out in accordance with the following approved plans: Sheet 2 of drawing no. 16/82/03.

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

Frating Parish Council

No Determinations

Frinton & Walton Town Council

Application No. Decision Date of Decision Conditions/Reasons	Applicant's Name	Proposal	Location
16/01595/ADV Approval - Advertisement Consent 14.12.2016 Delegated Decision	*Southern Dental Ltd - Mr P Mulroney*	*Non illuminated fascia sign*	*18 Connaught Avenue Frinton On Sea*

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 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 'Sign Drawing 1:100', 'Sign Drawing 1:33' 'Location Drawing' and 'Heritage Statement'.

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

Applicant's Name	*Proposal*	*Location*
16/01684/TELCOM Determination prior approval not required 15.12.2016 Delegated Decision	*Shared Access*	*Replacement of an existing 10m floodlight with a 15m monopole to support 6 No. telecommunications antennae and 2 No. dishes with the installation of 4 No. ground based equipment cabinets. The existing floodlight lamp will be mounted back onto the proposed monopole at approximately 10m.*	*Kirby Tennis Club Halstead Road Kirby Cross*
16/01691/FUL Approval - Full 13.12.2016 Delegated Decision	*Mrs Myrna Liles - Frinton and Walton Town Council*	*Renewal of temporary permission to place a demountable container/storage unit on site to provide storage facilities for theatre and dance equipment, furniture and tools. (Previous permission 11/00985/FUL).*	*Columbine Centre Princes Esplanade Walton On The Naze*

01 The period of this permission shall expire on 13th December 2021 at which date the storage container hereby permitted shall be removed from the site, and the land reinstated to its former condition.

Reason - In the interests of visual amenity as the steel container is not a permanent structure and to enable the applicant to secure a more permanent storage solution.

16/01718/HHPNOT HHPN - Prior Approval Not Required 13.12.2016 Delegated Decision	*Mr Clive Long*	*Single storey rear extension.*	*35 Hadleigh Road Frinton On Sea*

01 Drawing No. 01 Revision C

16/01739/FUL Approval - Full 13.12.2016 Delegated Decision	*Mrs M Westpfel*	*Proposed rear extension and new pitched roof over existing flat roof.*	*88 Walton Road Frinton On Sea*

01 The development hereby permitted shall be begun before the expiration of three years from

the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: WWR-01 Revision C.

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

16/01744/FUL Approval - Full 12.12.2016 Delegated Decision	*Mr & Mrs A Jagger*	*Proposed single storey flat roofed extension with roof lantern.*	*2 Oakwood Close Kirby Cross*

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 No. 01.

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

16/01784/FUL Application Withdrawn 14.12.2016 Delegated Decision	*Mr Antony Tagliamonti - A & I Scoffs Ltd*	*Change of use from a deli and cafe to mixed class coffee shop (A1/A3 use).*	*56 Connaught Avenue Frinton On Sea*
16/01786/ADV Application Withdrawn 14.12.2016 Delegated Decision	*Mr Antony Tagliamonti - A & I Scoffs Ltd*	*Advertisement for coffee shop (A1/A3 use).*	*56 Connaught Avenue Frinton On Sea*
16/01890/TCA Approval - Full 15.12.2016 Delegated Decision	*Mrs J B Brierley*	*1 No. Sycamore - remove overhanging branches*	*61/63 Fourth Avenue Frinton On Sea*

Application No. Decision Date of Decision Conditions/Reasons	Applicant's Name	Proposal	Location
16/01891/TCA Approval - Full 15.12.2016 Delegated Decision	Mrs J Brierley	1 No. Yew - remove overhanging branches	The Elms 70 Third Avenue Frinton On Sea
16/01887/TCA Approval - Full 15.12.2016 Delegated Decision	Cochrane Tree Services - Mr M Cochrane	1 No. Eucalyptus - pollard back to previous points. Reduce fruit tree by 20%	Junipers 28 Second Avenue Frinton On Sea
16/01889/TCA Approval - Full 15.12.2016 Delegated Decision	Mr R Whybrew	8 No. conifers (TG1) - reduce by 1/3. 12 No. conifers (TG2) reduce by 1/3. 1 No. Pittosporum(T3) - fell. 1 No. Portuguese Laurel (T5) reduce by 1/3. 1 No. Bay (T6) - reduce by 1/3. 1 No. Yew (T7) - reduce by 1/3. 3 No. conifers (T4, T8, T9) - fell.	Blue Shutters 24 Third Avenue Frinton On Sea
16/01902/TELLI C Deemed Consent 12.12.2016 Delegated Decision	Sarah McCorry - Blue Clarity Design Services Ltd	Installation of High Speed Broadband cabinet.	Side of 6 Rainham Way Marney Way Frinton On Sea
16/01953/TELLI C Deemed Consent 13.12.2016 Delegated Decision	Cat Surveys	Install high speed broadband cabinet.	Street Record Halstead Road Kirby Le Soken

Great Bentley Parish Council

No Determinations

Great Bromley Parish Council

Application No. Decision Date of Decision Conditions/Reasons	Applicant's Name	Proposal	Location
16/01447/FUL Approval - Full 16.12.2016 Delegated Decision	*Wentworth Developments Ltd*	*Erection of 4 no. new 3 bedroom detached chalet style dwellings with detached garages/carports served by new shared private drive off of Frating Road.*	*Land Between Fieldside and Eltone Frating Road Great Bromley*

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 plan(s) numbers:-

2522/TP/02 Rev C - Proposed Site Plan,
2522/TP/03 Rev B - Existing and Proposed sections, and
2522/TP/04 Rev B - Proposed Floor Plans, Elevations and Sections.

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

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

Reason - In view of the sensitive location of the site within a section of Frating Road that has a particular character which needs to be taken account of in the choice of external finishing materials, in the interests of visual amenity.

04 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the roofs of the permitted dwellings, including the construction of dormer windows shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of protecting the level of amenity enjoyed by the occupants of neighbouring properties, in view of the fact that the proposal is to develop the site in depth and the ability to control such development is necessary to ensure that no loss of amenity occurs.

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

Reason - To ensure the creation of an appropriately landscaped setting for the development.

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

Reason - To ensure the creation of an appropriately landscaped setting for the development.

07 The new shared private drive serving the development and its junction with Frating Road shall have been completed with its final surface treatment, as shall the means of vehicle access to each of the properties, prior to first occupation of any of the hereby permitted dwellings.

Reason - In the interests of highway safety and to secure a proper standard of development.

08 The new 1.8 metre wide footway across the site frontage to Frating Road, as shown on the approved drawing shall have been provided prior to first occupation of any of the permitted dwellings on the site.

Reason - In the interests of ensuring the safety of pedestrians and to ensure a proper standard of development.

09 Prior to the vehicular access to the site being brought into use, vehicular visibility splays of 2.0m x 120m north and south, as measured from and along the nearest edge of the carriageway shall be provided to the sides of the centre line of the access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

Reason - In order to ensure adequate intervisibility for drivers of vehicles using the approved access and those on the adjoining highway, in the interests of highway safety.

10 There shall be no obstruction above a height of 0.6 metres within the pedestrian and visibility splays, as shown on the approved drawing.

Reason - To ensure an adequate degree of intervisibility between vehicles and pedestrians using the site access and those in the adjoining highway, in the interests of highway safety.

11 Details of the proposed refuse bin storage facility to serve plots 2, 3 and 4 shall be submitted to and agreed in writing by the Local Planning Authority. The refuse bin storage facility shall be installed as approved prior to the first occupation of any of the dwellings erected on those plots and shall be permanently retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure there are appropriate refuse storage facilities to serve the development, to protect visual amenity and to ensure that critical sight lines at the junction of the new shared private drive with Frating Road are not obstructed, in the interests of highway safety.

12 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.

13 All tree, hedgerow and scrub removal shall be carried out outside the bird breeding season (March to September inclusive) unless otherwise agreed in writing with the Local Planning Authority.

Reason - To protect the habitat of breeding birds in the interests of nature conservation.

14 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 on the adjoining highway does not occur, in the interests of highway safety.

15 The garaging to the dwellings shall be retained as open fronted vehicle parking and no garage doors shall be installed.

Reason - Secure garages are required to have minimal internal dimensions of 3m x 7m to comply with the adopted parking standards and to provide garaging of that dimension would result in overdevelopment of the site, harmful to neighbouring amenity and the appearance and character of the site.

16/01598/FUL Approval - Full 12.12.2016 Delegated Decision	*Mr & Mrs O Barber*	*Proposed single storey rear extension, rear open-sided canopy, and first floor side extension.*	*Marks Farm Frating Road Great Bromley*

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: DWG. NO. P01c, DWG. NO. P02b and DWG. NO. P04.

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

16/01603/FUL Approval - Full 12.12.2016 Delegated Decision	*Mr and Mrs C Bell*	*Part change of use to the existing garage to form 1 holiday let.*	*Nettlecroft Chapel Lane Great Bromley*

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: DWG. P01.

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

03 The development hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up-to-date register of the names of all occupiers of the holiday let accommodation and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason - To prevent the use of the site for permanent accommodation in the interests of the tourism economy and local community infrastructure.

04 No person shall occupy the site for more than 28 consecutive days and shall not be permitted to return to the site within less than 14 days of vacating the site.

Reason - To prevent the use of the site for permanent accommodation in the interests of the tourism economy and local community infrastructure.

16/01788/FUL Approval - Full 15.12.2016 Delegated Decision	*Mr Mark Sutherland*	*Rear single storey extension to form garden room.*	*Roseland Colchester Road Great Bromley*

01 The development hereby permitted shall be carried out in accordance with the following approved plans: 5350-04, 5350-01 and 5350-03.

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

Great Oakley Parish Council

No Determinations

Harwich Town Council

16/00729/FUL Approval - Full 16.12.2016 Delegated Decision	*Mr Carl Hockey - Myriad Housing Limited*	*Demolition of existing buildings and redevelopment to provide 66 dwellings with associated highways, infrastructure and landscaping works.*	*Former Delfords Factory Site 606 Main Road Harwich*

01 The development hereby permitted shall be begun before the expiration of two 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:

- 100 Rev P18 - Proposed Site Layout Plan
- 100.02A - Proposed Site Layout Plan Pedestrian Links
- 108 Rev P3 - House Type Diagram
- 109 - Proposed Demolition Plan and Trees to be Removed
- 200 Rev P1 - Proposed Floor Plans & Elevations Block 1, Plot 1
- 201 - Proposed Ground Floor Plans Block 2, Plots 2-5
- 202 - Proposed First Floor Plans Block 2, Plots 2-5
- 203 Rev P1 - Proposed Elevations Block 2, Plots 2-5
- 204 Rev P1 - Proposed Floor Plans Block 3, Plots 6-8
- 205 Rev P2 - Proposed Elevations Block 3, Plots 6-8
- 206 Rev P1 - Proposed Floor Plans Block 4, Plots 9-14
- 207 Rev P1 - Proposed Elevations Block 4, Plots 9-14
- 208 - Proposed Floor Plans Block 5, Plots 15-17
- 209 - Proposed Elevations Block 5, Plots 15-17
- 210 - Proposed Floor Plans Block 6, Plots 18-19
- 211 - Proposed Elevations Block 6, Plots 18-19
- 212 - Proposed Floor Plans Block 7, Plots 20-22
- 213 Rev P1 - Proposed Elevations Block 7, Plots 20-22
- 214 - Proposed Floor Plans Block 8, Plots 23-25
- 215 - Proposed Elevations Block 8, Plots 23-25
- 216 - Proposed Floor Plans Block 9, Plots 26-28
- 217 Rev P1 - Proposed Elevations Block 9, Plots 26-28
- 218 - Proposed Floor Plans Block 10, Plots 29-32
- 219 Rev P1 - Proposed Elevations Block 10, Plots 29-32
- 220 - Proposed Floor Plans Block 11, Plots 33-34
- 221 - Proposed Elevations Block 11, Plots 33-34
- 222 - Proposed Floor Plans Block 12, Plots 35-36
- 223 - Proposed Elevations Block 12, Plots 35-36
- 224 Rev P2 - Proposed Floor Plans Block 13, Plots 37-53
- 225 Rev P2 - Proposed Floor Plans and Elevations Block 13, Plots 37-53
- 226 Rev P1 - Proposed Floor Plans Block 14, Plots 54-66
- 227 Rev P2 - Proposed Elevation Block 14, Plots 54-66
- 228 - Proposed Bin & Bike Store Details Block 4
- 229 - Proposed Bin & Bike Store Details Block 13
- 230 Rev P1 - Proposed Bin & Bike Store Details Block 14
- 230 - Typical Block Sections
- 250 - Proposed Site Sections / Street Elevations

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

03 No works shall take place, with the exception of demolition and site clearance, 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 should reflect the Site Specific Flood Risk Assessment (March 2016) prepared by Richard Jackson Engineering Consultants and submitted with the application. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

- Run off restricted to a maximum 6.2l/s from the site. It will be necessary to demonstrate

confirmation from the relevant authority to discharge up to this rate into the surface water sewers.

- Attenuation storage for the 1 in 100 inclusive of climate change storm event and urban creep.
- Groundwater level testing to support the detailed design of the permeable pavements. The soffit of the permeable block pavements should be at least 1 m above the rest water level across the site.
- An appropriate amount of treatment in line with the CIRIA SuDS Manual C753.
- Final detailed modelling of the whole drainage network on site.
- A drainage plan highlighting final conveyance and exceedance routes, location and sizing of storage features, 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 and to ensure effective operation of SuDS features over the lifetime of the development.

04 No works shall take place, with the exception of demolition and site clearance, 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 should reflect the Site Specific Flood Risk Assessment (March 2016) prepared by Richard Jackson Engineering Consultants and submitted with the application. The scheme shall subsequently be implemented as approved.

Reason - To ensure flood risk is not increased elsewhere as a result of development.

05 No works shall take place, with the exception of demolition and site clearance, 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.

06 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.

07 No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

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

08 No development or preliminary ground-works, other than demolition works to ground level, can commence until a programme of geoarchaeological investigation and archaeological trial trenching has been undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority.

Reason - To protect and preserve any below ground heritage assets, as the proposed development is located within an area with known potential for below ground archaeological deposits.

09 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.

Reason - To protect and preserve any below ground heritage assets, as the proposed development is located within an area with known potential for below ground archaeological deposits.

10 No development or preliminary groundwork, with the exception of demolition and site clearance, 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 by the Local Planning Authority.

Reason - To protect and preserve any below ground heritage assets, as the proposed development is located within an area with known potential for below ground archaeological deposits.

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

Reason - To protect and preserve any below ground heritage assets, as the proposed development is located within an area with known potential for below ground archaeological deposits.

12 Before any development commences on site (excluding demolition to ground level and/or works or investigations required in connection with the discharge of this condition), 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, in accordance with the Ground Investigation Report June 2015 prepared by Richard Jackson Engineering Consultants 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 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.

13 No development shall commence, with the exception of demolition and site clearance, 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. The scheme shall be implemented as approved.

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.

14 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.

15 The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment prepared by A.T. Coombes Associates Ltd, including in respect of the protection of trees, shrubs and hedgerows during construction, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to ensure the protection of trees, in the interests of local and residential amenity.

16 Prior to commencement of the development a construction traffic management plan, to include but shall not be limited to details of vehicle/wheel cleaning facilities within the site and adjacent to the egress onto the highway, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed plan.

Reason - To protect highway efficiency of movement and safety.

17 The development hereby approved shall not:

i. commence until a Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority.
ii. commence, with the exception of demolition and site clearance, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The plans shall include but not be limited to details of vehicle/wheel cleaning facilities within the site and adjacent to the egress onto the highway. The development shall be constructed in accordance with the agreed plan.

Reason - To protect highway efficiency of movement and safety.

18 No occupation of the development shall take place until the following have been provided or completed:

a) Improvements to the existing site access carriageway (details shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development)
b) Upgrade to current Essex County Council specification the two bus stops which would best serve the proposal site (details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development)

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.

19 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.

20 Clearance of any scrub shall be undertaken in accordance with the recommendations set out in section 9.4 of the Preliminary Ecological Appraisal and Bat Survey 1473,EC/PEA,BAT/TC,KL/07-10-15/V1 (issue 1 dated 07 October 2015), in relation to Badgers. If any Badger Setts are discovered, no further clearance works shall take place until a Mitigation Scheme has been submitted to and approved in writing by the Local Planning Authority. All works thereafter shall be carried out in full accordance with the approved Mitigation Scheme.

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

21 Removal of any vegetation and clearance of rubble stockpiles shall be carried out in accordance with the recommendations set out in section 5.3 of the Reptile Survey 1473,EC/REP/TC,KL/26-10-16/ V1 (issue 1 dated 26 October 2016).

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

22 All development shall be carried out in accordance with the recommendations set out in section 9.2 of the Preliminary Ecological Appraisal and Bat Survey

1473,EC/PEA,BAT/TC,KL/07-10-15/V1 (issue 1 dated 07 October 2015), in relation to Breeding Birds.

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

23 No development, with the exception of site clearance and demolition, shall take place until a scheme for Biodiversity Enhancements has been submitted to and approved in writing by the Local Planning Authority. All works thereafter shall be carried out in full accordance with the approved scheme.

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

24 No development, with the exception of site clearance and demolition, shall commence until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in the construction of that phase have been submitted to and approved, in writing, by the Local Planning Authority. Such materials so approved shall be those used in that particular phase of development.

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

25 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.

26 Prior to commencement, with the exception of demolition and site clearance, the applicants shall submit 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.

16/01037/FUL Approval - Full 14.12.2016 Delegated Decision	*Grange Fencing Ltd - Mr Gary Baker*	*Application to operate an open air storage & distribution site for Garden Fencing products. To include siting of office and welfare facilities in porta cabins, remedial and repair works to the site surface, installation of perimeter and lighting towers.*	*Storage Land adjacent Old Mercedes Building Stour Road Harwich*

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

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Design and Access Statement', 'TITAN TN154 SPECIFICATION DRAWING', 'Location Plan', 'Lighting Column Erection in support of planning application 16/01037/FUL' and Drawing Numbers 5-16-06-03-1 (A), 5-16-06-03-1 (B), HCF0589152 PK202, HCF0589152 SL102, HCF0589152 TN154, A_00104 Revision A, BB026 Revision E, PL161 - H, DQ2696 Revision C, A_00103.

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

03 Prior to the commencement of the proposed development, the applicant shall submit a scheme of off road parking and turning for motor cars for employees and visitors to the site, in accord with current Parking Standards which shall be approved in writing by the Local Planning Authority. The car parking area shall be retained in this form in perpetuity and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

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

04 Prior to commencement of the proposed development, HGV parking, turning and manoeuvring facilities commensurate with the largest vehicle attracted to or generated by the sites activities in accordance with a scheme to be approved in writing by the Local Planning Authority shall be provided and maintained for that sole purpose in perpetuity.

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

05 Prior to commencement of the proposed development, details of the provision for parking of powered two wheelers and bicycles, of a design that shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose in perpetuity.

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

06 No development shall take place before a method statement for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the loading and unloading of plant and materials, hours of construction, dust suppression strategy, means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason - To ensure that development is carried out in a controlled manner while minimising impacts on the surrounding residential properties and also in the interests of highway safety.

07 Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.

Reason - To ensure impacts to neighbouring amenities are minimised.

08 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Herrington Consulting Ltd, dated November 2016, and the following mitigation measures detailed within the FRA and accompanying drawing DQ2696 rev C:

The Portakabin on the site will be securely anchored to the ground to ensure that the Portakabin will remain in position throughout any flood event.

Reason - To prevent damage to the surrounding area in the event of a flood.

09 The working hours in connection with the B2 use hereby permitted, shall only be between 6am and 10pm Monday to Friday, between 6am and 8pm Saturdays and 6am to 10pm Sundays and Bank Holidays, and no work shall be carried out outside the specified hours.

Reason - To protect existing neighbouring amenities.

10 The working hours in connection with the B8 use hereby permitted, shall only be between 12am and 12pm Monday to Friday, and between 6am and 6pm Saturdays, Sundays and Bank Holidays, and no work shall be carried out outside the specified hours.

Reason - To protect existing neighbouring amenities.

16/01698/LBC Approval - Listed Building Consent 13.12.2016 Delegated Decision	*Mrs Diana Brearley*	*Retrospective application for reduction in height of dangerous chimney stack and stapping repairs.*	*6 Church Street Harwich*

01 No conditions.

Lawford Parish Council

No Determinations

Little Bentley Parish Council

16/01893/TPO Approval - Full 15.12.2016 Delegated Decision	*Mr R Croft*	*Silver Birch - fell. Willow 1 - fell. Willow 2 - trim to reduce height.*	*The Willows Church Road Little Bentley*

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

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

03 The works hereby permitted by this consent shall relate to the reduction of the crown of the tree by a maximum of 50% and no other works whatsoever.

Little Bromley Parish Council

No Determinations

Little Clacton Parish Council

No Determinations

Little Oakley Parish Council

No Determinations

Manningtree Town Council

16/01539/FUL Approval - Full 15.12.2016 Delegated Decision	*Mr Andrew Deane*	*Two storey side and front extensions forming kitchen/dining room, entrance hall and two bedrooms.*	*Clarisa Mill Lane Manningtree*

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:

DEA/SK/01- Location and Site Plan,
DEA/SK/04 - Proposed Ground Floor Plan,
DEA/SK/05 - Proposed First Floor Plan,
DEA/SK/06 - Proposed Elevations

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

03 Prior to the commencement of the development, the precise details of the specification of the cladding to be applied to the external walls shall be submitted to and approved in writing by the Local Planning Authority and the work shall be carried out in complete accordance with the approved specification.

Reason - To ensure that a satisfactory appearance is achieved in the interest of the character of the Conservation Area.

16/01892/TCA Approval - Full 15.12.2016 Delegated Decision	*Mrs G Ward*	*Hazel reduce to about 4ft. Silver Birch - thin and reduce tip weight. Apple tree - shape and reduce to allow easier picking*	*10 Oxford Road Manningtree*

Mistley Parish Council

16/01567/FUL Approval - Full 13.12.2016 Delegated Decision	*Mr D Perrott*	*Erection of small side extension.*	*32 Barley Close Mistley*

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: Site Location Plan and Proposed Side Extension plans.

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

16/01640/FUL Approval - Full 12.12.2016 Delegated Decision	*Mr Justin Dines and Ms Gemma Wilson*	*Replace existing windows with UPVC sliding sash windows. Replacement of rear extension flat roof with a lean-to pitch roof with proposed velux window. New front door.*	*45 California Road Mistley*

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: 1291/4 and Drawing No: 1291/3.

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

16/01720/OUT Approval - Outline 15.12.2016 Delegated Decision	*Mr Terence Barfield*	*Proposed 2 no. detached dwellings and garage/cart lodges on land adjacent to The Forge, Mistley Heath, Manningtree for private use.*	*Land adjacent The Forge Heath Road Mistley*

01 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.

02 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.

03 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.

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

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

05 Prior to commencement of the proposed development, a vehicular turning facility for motor cars for each dwelling of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction in perpetuity.

Reason - To ensure that vehicles using the site access may enter and leave the highway in a forward gear, in the interests of highway safety.

06 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 protect the visual amenity of the site.

07 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 protect the visual amenity of the site.

16/01730/FUL Approval - Full 14.12.2016 Delegated Decision	*Frodsham Developments Ltd*	*Variation of condition 2 of application 14/00479/FUL to replace previously approved drawings with drawing numbers BBB, 214A, 314A, 414A, 514A, 614, 714B, 814B, 914 and 1625/3A.*	*The Wagon New Road Mistley*

01 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 1625/3A, BBB 614 Rev 'A', BBB 714 Rev 'B', BBB 814 Rev 'B', BBB 214 Rev 'A', BBB 314 Rev 'A', BBB 414 Rev 'A', BBB 514 Rev 'A' and BBB 914.

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

02 The materials to be used shall be in accordance with the document titled 'Material Schedule', as permitted under Planning Decision 16/00755/DISCON.

Reason - In order to ensure that the appearance of those materials, including colour and finish, are appropriate to the special character and appearance of the designated conservation area and the setting of nearby listed buildings.

03 Details of railings to the entire New Road frontage to be used shall be in accordance with drawing number 1624/14, as permitted under Planning Decision 16/00755/DISCON.

Reason - In order to ensure a suitable boundary treatment to the site frontage to New Road and that the appearance of the railings, including their detailed design, materials and colour are appropriate to the special character and appearance of the designated conservation area and setting of nearby listed buildings.

04 Details of the boundary treatment shall be in accordance with drawing numbers 1625/9,

1625/10 and 1625/11A, as permitted under Planning Decision 16/00755/DISCON.

Reason - In order to ensure a suitable boundary treatment to the site frontage to Oxford Road and that the appearance, including detailed design, materials and colour are appropriate to the special character and appearance of the designated conservation area.

05 Details of all hard and soft landscaping shall be in accordance with drawing number 1625/11A, as permitted under Planning Decision 16/00755/DISCON.

Reason - In order to ensure a suitable boundary treatment to the northern boundary of the site so that its appearance is appropriate to the special character and appearance of the designated conservation area.

06 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 that the landscape treatment to the site is carried out appropriately and safeguards the appearance of the designated conservation area.

07 Details of existing and proposed site ground levels shall be in accordance with drawing numbers LS 3475/1 and 1625/15, as permitted under Planning Decision 16/00755/DISCON.

Reason - To ensure that the appearance of the new buildings in relation to ground levels is acceptable in the street scene.

08 The rooflights hereby permitted shall be of a 'conservation-type', of traditional appearance each with a vertical glazing bar and shall be retained as such.

Reason - In order to ensure a traditional appearance in the designated conservation area.

09 The existing chimneys to the building which is to be retained shall be retained in situ and the chimney to the dwelling permitted fronting New Road shall be in accordance with drawing number 1625/13, as permitted under Planning Decision 16/00755/DISCON.

Reason - Chimneys are a feature of traditional dwellings in this part of the designated conservation area and they contribute to its character and appearance. It is therefore important to ensure that existing chimneys are retained and that the detailing of the new chimney is of a suitably high quality to complement the new building.

10 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B, C, D, E, F or G 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), no enlargement, improvement or other alteration to any dwelling hereby permitted shall be carried out and there shall be no provision of buildings, enclosures, swimming or other pool except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration, buildings, enclosures, swimming or other pool which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - The site lies within a designated conservation area and close to two listed buildings. Great

care has been taken to ensure that the permitted scheme is appropriate in terms of its effect upon the character and appearance of the conservation area and setting of listed buildings. It is therefore essential that such changes are able to be controlled, to ensure that the spacious character and traditional appearance of the development is suitably preserved.

11 All pipework, save for terminations, shall be internal and all new rainwater goods shall be of cast iron or cast aluminium, painted black and shall be retained as such at all times.

Reason - In order to ensure a satisfactory appearance and the use of high quality materials appropriate to the designated conservation area.

12 Details of all external doors and windows shall be in accordance with the details shown on the submitted Jeld-Wen documents, as permitted under Planning Decision 16/00755/DISCON.

Reason - In order to ensure a satisfactory appearance to the development a traditional appearance is needed within the designated conservation area.

13 Prior to first occupation of any of the dwellings hereby permitted, each vehicular access hereby approved shall be constructed in accordance with the details shown on Drawing Number 1625/3 A, at right angles to the highway boundary, and shall be provided with a dropped kerb vehicular crossing of the footway/highway verge.

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

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

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

15 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.

16 Prior to the vehicle access to Plot 1 being brought into use, vehicular visibility splays of site maximum by 2.4 by site maximum, as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction exceeding a height of 600mm.

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.

17 Details of the communal vehicular turning facility for motor cars serving Plots 2 and 3 shall be in accordance with drawing numbers 1625/8, as permitted under Planning Decision 16/00755/DISCON.

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.

18 Details of the Construction Method Statement shall be in accordance with the submitted

Construction Method Statement, as permitted under Planning Decision 16/00755/DISCON.

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

19 The covered car parking spaces (described on Drawings No. BBB 614 Rev A and 914 as Cart Lodges) shall be retained as open-fronted bays and no doors shall be installed to those spaces.

Reason - In order to ensure that the traditional character and appearance of the permitted development is retained.

20 Details of all surfacing to the vehicle access and open parking and turning areas shall be in accordance with drawing number 1625/11A, as permitted under Planning Decision 16/00755/DISCON.

Reason - In order to ensure a satisfactory appearance to the development in a designated conservation area and to help to minimise water run-off.

21 There shall be no gates erected to the vehicular entrances to the site.

Reason - To ensure convenient access to the site, in the interests of highway safety and the convenience of other road users.

22 All car parking spaces shown upon Drawing Number 1625/3 A shall be retained for the purpose of vehicle parking at all times.

Reason - To ensure adequate car parking provision within the site, in the interests of highway safety and the convenience of other road users.

16/01885/TCA Approval - Full 15.12.2016 Delegated Decision	*Mrs A Buckley*	*2 No. Cherry trees - crown lift, thin and re-reduce by 30%*	*1 Elmdale Drive Manningtree*
16/01954/TELLI C Deemed Consent 13.12.2016 Delegated Decision	*Cat Surveys*	*Install high speed broadband cabinet.*	*The Quayside Maltings High Street Mistley*

Ramsey & Parkeston Parish Council

16/01731/FUL *Approval - Full* *15.12.2016* *Delegated Decision*	*Mr Matthew Mann & Miss Leanne Howard-Baker*	*Two storey and single storey side extension for private use.*	*Cambri* *Ramsey Road* *Dovercourt*

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 97-2014-03PB and 97-2014-04PB.

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

16/01822/TELLI C *Deemed Consent* *12.12.2016* *Delegated Decision*	*Marcus Kaiser - CTIL and Telefonica UK Ltd*	*The addition of 1 no. 0.3m dish on the mast at a height of 15m, with a bearing of 260 degrees.*	*Home Farm* *Wrabness Road* *Ramsey* *Harwich*

St Osyth Parish Council

No Determinations

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

16/01725/FUL *Approval - Full* *15.12.2016* *Delegated Decision*	*Mr and Mrs J Swash*	*Extension and alteration.*	*73 Landermere Road* *Thorpe Le Soken*

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 4863-3-4 and Drawing Number 4863-3-3.

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

03 Prior to the occupation of the extensions and alterations hereby approved, the dormer window on the eastern elevation shall be obscure glazed and fixed shut unless the opening parts are 1.7 metres above the finished floor level of the room that the window serves. The window must be retained in this approved form in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of neighbouring amenities.

04 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 90 metres to the North East and South West, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

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

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

06 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.

07 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.

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

Reason - In 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.

09 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.

16/01886/TCA Approval - Full 15.12.2016 Delegated Decision	*Mr C Cramphorn*	*1 No. Cherry tree - fell*	*Land adjacent Little Thatch Mill Lane Thorpe Le Soken*

Thorrington Parish Council

No Determinations

Weeley Parish Council

16/01381/FUL Approval - Full 13.12.2016 Delegated Decision	*Mr Tom Doran*	*Variation of Condition 3 (provision of communal utility/day-rooms) of planning permission 12/00692/FUL (allowed at appeal).*	*Site at Spring Stables Gutteridge Hall Lane Weeley*

01 Except where these conditions require otherwise, the development shall be carried out in accordance with the following approved plans: 08-182A-001A; 08-182A-003A; 08-182A-004A; and 08-182A-006.

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

02 Notwithstanding the details shown on any of the submitted plans, the proposed communal utility/day-room building shown on plan No 08-182A-005 shall not be constructed. Within 24 months of the pitch being occupied the utility/day-room building for that pitch shall have been provided and completed ready for use in accordance with those details shown on submitted plan No 08-182A-006.

Reason - In the interests of the future occupant's amenity.

03 No development shall take place until three passing places have been provided in Gutteridge Hall Lane, in accordance with a scheme to be submitted to the Local Planning Authority and approved in writing. The scheme shall include details of the location, size, layout, construction and surfacing of the said passing places.

Reason - In the interests of highway safety.

04 No commercial use or commercial activities of any kind, including any form of commercial storage, shall be carried out on the site at any time.

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

05 No commercial vehicles exceeding 3.5 tonnes gross unladen weight shall be kept or stored at

the site.

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

06 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to 'Planning Policy for Traveller Sites', published by DCLG, in March 2012.

Reason - To safeguard the identified need for travellers pitches in the district and the need of the applicant.

07 There shall be no more than 8 pitches on the site, and on each pitch no more than 2 caravans shall be stationed at any time, of which no more than one shall be a static caravan or mobile home. All caravans shall comply with the definition contained in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

Reason - In the interests of visual and residential amenity and highway safety.

08 None of the proposed pitches shall be occupied until further details of the landscaping shown indicatively on plan No. 08-182A-004A have been submitted to the Local Planning Authority and approved in writing. The details to be submitted shall include a timetable for the carrying out of all planting and other works, and a schedule of maintenance works to be carried out during the first 5 years after planting, including provision for replacement planting for any trees or plants which die or become damaged or diseased during this period. The landscaping and maintenance works thus approved shall be carried out in accordance with the details and timetable thus approved, and shall be retained thereafter.

Reason - In the interests of visual amenity.

09 None of the proposed pitches shall be occupied until the proposed hardstanding areas shown on plan No. 08-182A-004A have been laid out and surfaced in accordance with further details to be submitted to the Local Planning Authority and approved in writing.

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

10 None of the proposed pitches shall be occupied until close-boarded fencing around and between the proposed pitches has been erected as shown on plan No. 08-182A-004A. Thereafter, the fencing thus provided shall be retained and maintained, or replaced with fencing of a similar height and appearance as and when necessary.

Reason - To safeguard future resident's amenity.

11 None of the proposed pitches shall be occupied until foul and surface water drainage facilities have been installed in accordance with further details to be submitted to the Local Planning Authority and approved in writing. Thereafter, the said drainage facilities shall be retained and maintained in accordance with any manufacturer's or supplier's instructions.

Reason - To protect the character and appearance of the area and to maintain good living conditions on site.

12 None of the proposed pitches shall be occupied until the proposed amenity spaces shown on plan No. 08-182A-004A have been laid out and treated in accordance with further details to be submitted to the Local Planning Authority and approved in writing. Thereafter, the amenity spaces thus provided shall be retained and made available for the use of the occupiers throughout the life of the development.

Reason - To protect the character and appearance of the area and to maintain good living conditions on site.

13 None of the proposed pitches shall be occupied until facilities for the storage of domestic refuse awaiting collection have been provided in accordance with details to be submitted to the local planning authority and approved in writing. Thereafter, the storage facilities thus provided shall be retained and made available for the use of the occupiers throughout the life of the development.

Reason - To protect the character and appearance of the area and to maintain good living conditions on site.

14 No external lighting of any kind shall be installed except in accordance with details that shall have been submitted to the Local Planning Authority and approved in writing.

Reason - To prevent the uncontrolled introduction of excessive or poorly directed lighting, to protect adjoining occupiers and to preserve the area's rural character.

Wix Parish Council

16/01796/COUNOT Determination prior approval not required 14.12.2016 Delegated Decision	*Nest Development*	*Demolition of dutch barn, conversion of existing barn to create a single dwelling.*	*Barn at Bluehouse Farm Bradfield Road Wix*

Wrabness Parish Council

No Determinations