

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

<i>16/00669/OUT Refusal - Outline 13.02.2017 Delegated Decision</i>	<i>Mr Norman Sibbons - Sibbons (Alresford) Ltd</i>	<i>Proposed residential development of up to 50 No. new dwellings.</i>	<i>Land at Tenpenny Farm, North of St Osyth Road Alresford Essex CO7 8DJ</i>
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- 01 The National Planning Policy Framework (2012), at its heart, promotes a presumption in favour of sustainable development that performs an economic, social and environmental role. Where Local Planning Authorities are unable to identify a five year supply of deliverable housing sites against objectively assessed future needs, plus an appropriate buffer, policies relating to housing supply are considered out of date and the presumption in favour of sustainable development applies, requiring planning permission to be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

The environmental role of sustainable development, as set out in the National Planning Policy Framework (2012), requires new development to contribute towards protecting and enhancing the natural, built and historic environment. One of the core planning principles of the Framework is to take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside. In this case the proposed development is considered to extend into open countryside, having a permanent adverse impact on the character and appearance of the local landscape character. More suitable sites for development have also been identified within the emerging Local Plan 2013-2033 and Beyond, Preferred Options Consultation Document 2016. Therefore the proposed scheme, as well as considered contrary to the NPPF, is also considered contrary to policy QL11 (Environmental Impacts and Compatibility of Uses) of the adopted Tendring District Local Plan and policy PPL3 (The Rural Landscape) of the emerging Local Plan, that seek to preserve the character of the countryside and village settings.

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

Policy HG4 of the Tendring District Local Plan (2007) requires up to 40% of new dwellings on residential schemes of 5 or more units to be provided in the form of affordable housing to meet the needs of people that are unable to access property on the open market. Policy LP5 of the Tendring District Local Plan Preferred Options Consultation Document (2016), which is based on more up-to-date evidence of housing need and viability, states for developments of 10 or more dwellings, the Council expect 30% of new dwellings to be made available to Tendring District Council or an alternative provider to acquire at a discounted value for use as affordable housing, or as an alternative, the Council will accept a minimum of 10% if new dwellings are to be made available alongside a financial contribution toward the construction or acquisition of property for use as affordable housing (either on the site or elsewhere in the district) equivalent to delivering the remainder of the 30% requirement. A completed Section 106 has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

Policy COM26 of the Tendring District Local Plan states where necessary planning permission will only be granted for residential developments of 12 or more dwellings if land and/or financial

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

Policy HP1 of the Tendring District Local Plan Preferred Options Consultation Document (2016) states that the Council will seek contributions towards new or enhanced health facilities from developers where new housing development would result in a shortfall or worsening of health provision. NHS England has identified the need for financial contributions toward local health services. A completed Section 106 obligation to secure these contributions has not been provided prior to the application determination date and the application is therefore contrary to the above policy.

Ardleigh Parish Council

<i>16/02052/OUT Approval - Outline 13.02.2017 Delegated Decision</i>	<i>Mr & Mrs Brownell</i>	<i>Outline proposal for the erection of two detached dwellings.</i>	<i>Land opposite The Old Mission Bromley Road Ardleigh Essex CO7 7SE</i>
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01 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

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

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

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

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

04 Prior to the first occupation of the proposed development, the proposed vehicular connection to Bromley Road and access road shall be provided in precise accord with the details shown in Drawing Numbered IT1618_SK_02.dwg, at right angles to the highway boundary and shall be provided with an appropriate vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

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of highway safety.

- 05 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 101 metres to the west and 2.4 metres by 190 metres to the east, 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.

- 06 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.

- 07 All off street car parking shall be in precise accord with the details contained within the current Parking Standards.

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

- 08 No development shall take place, including any ground works or 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

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

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

Reason - In the interests of the visual amenity of the site and to retain the current level of vegetation that gives the environs a "semi-rural" character.

- 10 Prior to occupation of the development a vehicular parking and turning facility which shall have been previously approved by the Local Planning Authority, 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.

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

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

<i>16/02053/FUL Approval - Full 15.02.2017 Delegated Decision</i>	<i>Mr & Mrs Simon Baines</i>	<i>Ground and first floor extensions to provide bedroom and kitchen space.</i>	<i>2 Waterhouse Lane Ardleigh Colchester Essex CO7 7TE</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 5342-P03, 5342-P01 and 5342-P02.

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

<i>17/00243/CMTR Determination approved by another Authty 15.02.2017 Delegated Decision</i>	<i>Aggregate Industries UK Ltd</i>	<i>Variation of condition 2 of application ESS/18/07/TEN -To reduce the number of phases from 3 to 1.</i>	<i>Martells Quarry Slough Lane Ardleigh Colchester Essex CO7 7RU</i>
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<i>17/00244/CMTR Determination approved by another Authty 15.02.2017 Delegated Decision</i>	<i>Aggregate Industries UK Ltd - Mr Graeme King</i>	<i>Proposed new mobile mineral washing plant.</i>	<i>Martells Quarry Slough Lane Ardleigh Colchester Essex CO7 7RU</i>
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Beaumont Parish Council

<i>16/01952/FUL Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr E Barnard</i>	<i>Variation of condition 2 of planning permission 15/01875/FUL - to provide 6 parking spaces on the site and a vehicle storage area.</i>	<i>Oak Business Park Wix Road Beaumont Clacton-on-Sea Essex CO16 0AT</i>
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01 The building shall only be used for the storage and sales of motor vehicle parts and for the servicing and repairs of motor cars and for no other purpose including any other purpose in Classes A1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt as to the extent of this permission and as the site lies within a rural area within the proximity of residential dwellings it is considered expedient that the Local Planning Authority carefully control any future changes of use in order to protect the amenities

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of occupiers of other premises in the locality.

02 There shall be no goods or vehicles stored outside of the building, other than in accordance with the six parking spaces, four vehicle storage spaces and storage container as shown on the approved Block Plan (Scale 1:500). No vehicles parked outside building shall be worked on at any time and the storage container shall not exceed 1.5m in height.

Reason - To protect both the surrounding area and the amenities of occupiers of other premises within the locality from disturbance that would otherwise be caused from external storage and working on vehicles outside of the building.

03 No more than two vehicle repair ramps shall be fitted and ready for use within the building at any one time.

Reason - The site is close to residential properties and in order to protect the amenities of residents of such properties the Local Planning Authority would require further consideration of the situation should additional ramps used for repairing vehicles be introduced to the premises.

04 The use hereby approved shall only take place between the hours of 8.00am and 6.00pm on weekdays and 9.00am and 1.00pm on Saturdays and shall not take place at any time on Sundays or public holidays.

Reason - The site is near to residential dwellings and therefore such restrictions are considered necessary to protect residents of such properties from noise and disturbance outside of the hours stated within the above condition.

05 Works shall only be carried out on vehicles on the ground floor area of the building as shown on the plans submitted with this application. The remainder of the floor area as shown within the submitted plans shall be used solely for the storage of car parts and for no other purpose.

Reason - For the avoidance of doubt as to the extent of this permission and to ensure that the Local Planning Authority can control the use in order to protect the amenities of occupiers of other premises within the locality from noise and disturbance and the scale of movements to and from the building in connection with repairs.

Bradfield Parish Council

No Determinations

Brightlingsea Town Council

<i>16/01116/FUL Refusal - Full 16.02.2017 Delegated Decision</i>	<i>Mr G Overett</i>	<i>Retention of deck.</i>	<i>Freelands Farm Lower Farm Lane Brightlingsea Colchester Essex CO7 0SU</i>
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01 Paragraph 6 of the National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system, and paragraph 7 states that there are three dimensions to sustainable development: economic, social and environmental. Paragraph 9 states that pursuing sustainable development involves

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o seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life and paragraph 17 lists 12 Core Principles, which include:- recognising the intrinsic character and beauty of the countryside.

Section 11 and paragraph 109 indicates that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Saved Policy EN3 - Coastal Protection Belt, of the Adopted Tendring District Local Plan 2007, indicates that:-

New development which does not have a compelling functional need to be located in the Coastal Protection Belt, as defined on the Proposals Map, will not be permitted. The onus will be on the applicant to prove such a need, by showing that by reason of the critical operational requirements the development cannot be located outside the Coastal Protection Belt. Even where a compelling functional need is demonstrated, the development should not significantly harm the landscape character and quality of the undeveloped coastline.

Policy EN1 - Landscape Character, seeks to protect the landscape (including estuaries, rivers and the undeveloped coastline) from development that would significantly harm the landscape character or quality.

The Emerging Tendring District Local Plan 2013-2033 and Beyond - Preferred Options Consultations Document indicates at Policy PPL2 - Coastal Protection Area, that within that area, the Council will - (a) protect the open character of the undeveloped coastline and refuse planning permission for development which does not have a compelling functional or operational requirement to be located there; and (b) require applicants to demonstrate that any development proposals will be safe over their planned lifetime.

Policy PPL3 - The Rural landscape, seeks to protect estuaries, rivers and undeveloped coast from development that would cause over-riding harm to its character and appearance.

The proposed development consists of a form of domestic development, associated with the temporary siting of a caravan for a seasonal agricultural worker, and would therefore afford a degree of permanence to a use, which by its nature is a temporary and transient use.

The proposed development is at considerable variance with the open and undeveloped nature of the Coastal Protection Belt, and in conjunction with the caravan to which it is related, the proposed decking/caravan forms an alien and intrusive feature within this sensitive area, and no functional or operational need has been demonstrated for the development on a permanent basis.

The proposal is therefore detrimental to the coastal protection belt and the countryside and due to the detrimental impact and environmental harm, the development would not consist of sustainable development and would be contrary to the guidance within the National Planning Policy Framework and the Development Plan policies stated above by failing to respect or enhance the area, provide a development that improves peoples lives and the area in which they live and by constituting unjustified and non-essential development within the Coastal Protection Belt.

<i>17/00099/OUT Application Withdrawn 14.02.2017 Delegated Decision</i>	<i>Mr Jan Stevenson</i>	<i>Proposed erection of 3 No. two storey dwellings with associated access road and parking.</i>	<i>53 Regent Road Brightlingsea Colchester Essex CO7 0NN</i>
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<i>17/00086/TPO Approval - Full 14.02.2017 Delegated Decision</i>	<i>Brightlingsea Museum - Mr Hindley</i>	<i>T1 Horse Chestnut - reduce crown by 1.5 m by removal of sub- laterals only. Raise crown to 3.5 m over new building proposal and 5.2 m over highway removing sub-laterals only.</i>	<i>Former Police Station Station Road Brightlingsea Colchester Essex CO7 0BT</i>
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

Clacton-on-Sea

<i>16/01903/FUL Approval - Full 17.02.2017 Delegated Decision</i>	<i>Mr John Young</i>	<i>Removal of existing bungalow and replacement with 1 no. three bed chalet bungalow with 2 no. parking spaces.</i>	<i>1 The Close Jaywick Clacton On Sea Essex CO15 2RR</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: '2016/07/06 plans as proposed'.

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

03 The development hereby approved shall be carried out in strict accordance with the details and flood mitigation measures set out with the approved Flood Risk Assessment Project no: 47 761 (Rev. A) November 2016, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To reduce the risk of flooding to the proposed development and future occupants.

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

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

05 No unbound material shall be used in the surface treatment of the vehicular access within 6

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metres of the highway boundary.

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

06 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.

07 All new hardstanding 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 site.

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 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 the interests of visual amenity.

09 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.

10 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.

<i>16/01935/FUL Approval - Full 13.02.2017 Delegated Decision</i>	<i>Mr Paul Woodward</i>	<i>To erect amateur radio aerials above 3m and to reinstall previous antenna beams above roof (part retrospective).</i>	<i>5 Lupin Way Clacton On Sea Essex CO16 7DX</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: Untitled Plan showing Garden Area, Rear Elevation and Site Plan for 5 Lupin Way, Clacton on Sea, CO16 7DX.

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

<i>16/02060/FUL Approval - Full 15.02.2017 Delegated Decision</i>	<i>Mr Guy Williams</i>	<i>Proposed single storey rear extension and extension to porch.</i>	<i>15 Melrose Gardens Clacton On Sea Essex CO15 5BG</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. PA02.

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

<i>16/02086/OUT Refusal - Outline 14.02.2017 Delegated Decision</i>	<i>Mr J Roberts</i>	<i>Erection of three bungalows together with parking, landscaping and associated ancillary works and alterations to existing bungalow to change existing garage to living accommodation.</i>	<i>25 Sladburys Lane Clacton On Sea Essex CO15 4BE</i>
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- 01 The development which comprises of the erection of 3 bungalows is contrary to the aims and objectives of the National Planning Policy Framework, Saved Policy QL3 of the Tendring District Local Plan (2007), and Policy PPL1 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016).

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

Saved Policy QL3 supports this approach by stating that 'development should be located to avoid danger to people and property from flood risk now and for the lifetime of the development. For

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

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

As such the Council maintains that for the purposes of ensuring development is directed to areas of low flood risk the assessment of sites against the sequential test needs to be opened up to the wider Clacton-on-Sea/Holland-on-Sea area. As such the Council acknowledges further sites with extant planning permission for similar housing development at Valley Road, Clacton (15/01655/FUL - 11 Bungalows), Belle Vue, London Road, Clacton (16/01637/FUL - 4 Bungalows), Land off Old Road, Clacton (15/00124/OUT - 5 Bungalows), Estuary Crescent, Clacton (13/01481/FUL - 3 Dwellings), West Country House, Cherry Tree Road, Clacton (16/00731/FUL - 4 Bungalows) and 53 Bedford Road, Holland-on-Sea (16/01013/FUL - 2 Bungalows and which is in the applicant's sequentially tested area).

It is therefore considered that having assessed the information submitted, officers have identified other sites in the Clacton/Holland area which could contain the development in a lower flood zone. The Council therefore does not agree that the sequential test requirement has been satisfied. The allocations in the emerging Local Plan, intelligence gathered in updating the SHLAA and knowledge of extant planning permissions indicates that there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding that are therefore considered sequentially preferable to the application site.

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

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<i>16/02091/FUL Approval - Full 17.02.2017 Delegated Decision</i>	<i>Mr & Mrs C Mills</i>	<i>Variation of condition 2 (substitute approved plans with revised plans) and condition 3 (change external balcony material, new roof pitches and replace front Juliet balcony with glass balcony) of planning permission 13/00087/FUL (allowed at appeal).</i>	<i>Twin Oaks Rush Green Road Clacton On Sea Essex CO16 7BG</i>

01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 01 Revision C, Drawing No. 02 Revision C, Drawing No. 03 Revision B and Drawing No. 04 Revision A.

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

02 The first floor window in the west elevation of the development hereby permitted shall be obscure glazed and retained as such thereafter.

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

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed on the east or west side elevations of the development hereby permitted.

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

<i>16/02126/FUL Application Withdrawn 15.02.2017 Delegated Decision</i>	<i>Mr Anil Lal</i>	<i>Demolition of front extension and erection of single storey side extension. Loft conversion with side dormer.</i>	<i>68 Golf Green Road Jaywick Clacton On Sea Essex CO15 2RN</i>
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Elmstead Market Parish Council

No Determinations

Frating Parish Council

No Determinations

Frinton & Walton Town Council

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<i>16/01712/FUL Approval - Full 17.02.2017 Delegated Decision</i>	<i>Mr Justin Osborne</i>	<i>Change of use to 2 no. studio apartments (holiday lets).</i>	<i>Unit rear of 11 Old Road Frinton On Sea Essex CO13 9DA</i>
01	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		
	Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.		
02	The development hereby permitted shall be carried out in accordance with the following approved plans: -		
	Drawing No 1086/1A - Location Plan		
	Drawing No 1086/2A - Block Plan, and		
	Drawing No 1086/4A - Proposed Plans and Elevations.		
	Reason - For the avoidance of doubt and in the interests of proper planning.		
03	Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the windows in the western elevation shall be non-opening and glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. No additional openings (other than those shown on the approved plans) shall be inserted.		
	Reason - In order to ensure a degree of privacy for the occupants of surrounding residential property.		
04	Prior to the occupation of the upper flat, the privacy screen shown on the submitted plans shall be erected around the entrance door, and the screen shall thereafter be retained in the approved form.		
	Reason - In order to ensure a degree of privacy for the occupants of surrounding residential property.		
05	The proposed improvements to the building - rendering and new doors/windows - shall be carried out prior to the occupation of the flats.		
	Reason - In order to enhance the character of the conservation area.		
<i>16/01939/DETAI L Application Withdrawn 13.02.2017 Delegated Decision</i>	<i>Mr David Moseley - Persimmon Homes (Essex) Ltd</i>	<i>Variation of condition one of application 14/01447/DETAIL to amend relevant elevation plan so that it matches the built design.</i>	<i>Land to The North of Wittonwood Road Frinton On Sea Essex CO13 9LB</i>

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<i>16/01990/FUL Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr and Mrs Harges</i>	<i>Alterations and extensions.</i>	<i>8 Cambridge Road Frinton On Sea Essex CO13 9HN</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Drawing No - Un-numbered Location Plan

Drawing No - HCR-01 Rev A - Block Plan, Existing and Proposed Plans and Elevations.

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

<i>16/02001/FUL Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr & Mrs Ricks</i>	<i>Proposed single storey front extension.</i>	<i>4 Percival Road Walton On The Naze Essex CO14 8HH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

<i>16/02079/FUL Approval - Full 13.02.2017 Delegated Decision</i>	<i>Mr Les Coe - Taco Home Restorations Ltd</i>	<i>Proposed first floor extension, consisting of replacing the existing dormer with a new dormer, internal alterations and demolition of existing conservatory.</i>	<i>2 Malting Lane Kirby Le Soken Frinton On Sea Essex CO13 0EH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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approved plans: Drawing No. ML/1 and ML/2.

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

- 03 The 3 no. windows serving the approved dormer on the south side elevation shown on drawing no. ML/1 shall be glazed in obscure glass and have a top opening light, which should be at least 1.7m above finished floor level. The windows shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of neighbouring property.

<i>16/02099/FUL Approval - Full 15.02.2017 Delegated Decision</i>	<i>Charvis Ltd</i>	<i>Proposed detached bungalow and garage.</i>	<i>Adjacent to Farndon Pork Lane Great Holland Frinton On Sea Essex CO13 0JE</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 No development shall commence until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and 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 the interests of visual amenity.

- 03 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall accurately identify the spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS5837:2012 - Trees in Relation to Construction".

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

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

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

- 05 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the dwelling, nor shall any buildings, enclosures, swimming or other pool be

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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erected except in accordance with drawings showing the design and siting of such additions or building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - It is necessary for the Local Planning Authority to be able to consider and control further development in order to ensure that adequate usable private amenity space is retained on the plot and in the interests of protecting neighbouring resident's amenity.

06 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 17 metres to the east and west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the 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.

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

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

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

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

09 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 12.

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

<i>17/00075/TCA Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr R Whybrew</i>	<i>8 No. conifers (TG1) - fell. 12 No. conifers (TG2) - fell</i>	<i>Blue Shutters 24 Third Avenue Frinton On Sea Essex CO13 9EG</i>
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Great Bentley Parish Council

<i>16/02087/FUL Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr Dufficy</i>	<i>Proposed works to former wash house to create dry usable space.</i>	<i>Cottage Farm Holly Bush Hill Great Bentley Colchester Essex CO7 8RH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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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 'Block Plan', 'Planning Statement' and drawing number 823/01.

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

<i>17/00084/TCA Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr C French</i>	<i>Removal of conifer overhanging Heckfords Road</i>	<i>Ivy House The Green Great Bentley Colchester Essex CO7 8PH</i>
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<i>17/00085/TPO Approval - Full 14.02.2017 Delegated Decision</i>	<i>Mr C French</i>	<i>1 No. Willow - reduce by 1/3.</i>	<i>Ivy House The Green Great Bentley Colchester Essex CO7 8PH</i>
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- 01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

Great Bromley Parish Council

<i>17/00087/TPO Approval - Full 14.02.2017 Delegated Decision</i>	<i>Cllr R Heaney</i>	<i>G1 - 10 Oak, 2 Hawthorn - remove lower branches to enable ditch and hedge maintenance, remove lower branches, marked with red and white tape, over the highway</i>	<i>Opposite Bay Cottage Chase Road East Great Bromley Essex CO7 7UN</i>
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- 01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

Great Oakley Parish Council

No Determinations

Harwich Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01942/FUL Approval - Full 17.02.2017 Delegated Decision	Mr & Mrs J Williams	Proposed change of use to children's day nursery (D2) from a (C2) use building.	93 Fronks Road Dovercourt Harwich Essex CO12 4EQ

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 maximum number of children hereby permitted to attend the day nursery shall not exceed 35 children on any day.

Reason - To minimise noise nuisance and disturbance to adjoining and nearby properties in this residential area from comings and goings, and activities within the property and rear garden.

03 The hereby permitted use shall only operate between the hours of 08.00 and 18.00 Monday to Friday and at no other times or at weekends.

Reason - To minimise noise nuisance and disturbance to adjoining and nearby properties in this residential area from comings and goings, and activities within the property and rear garden.

04 Prior to the first use of the development the vehicular parking and in/out driveway facility shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

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

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

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

06 The premises shall be used solely for the purpose of a children's nursery for children between 0 and 5 years of age only and the premises shall not be used for any other form of use including any other use in Class D1 of the Town and Country Planning Use Classes Order 2015 as amended.

Reason - The site lies in a predominantly residential area and to safeguard the character of the area the Local Planning Authority wish to be able to review alternative uses before being imposed on the area.

07 Prior to commencement of the proposed development, details of the provision for parking of and storage of bicycles shall be submitted to and 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.

08 The structured outside play sessions shall be undertaken in accordance with the details stated

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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at section 16.11 of the submitted Acoustic Assessment carried out by dBc Consultation Ltd dated 31/01/2017.

Reason - To ensure that outside play sessions do not adversely impact upon local resident's amenity.

09 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 16.0149 PL01 Revision A and document titled 'Information Guide for Parents and Carers'.

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

<i>16/02112/FUL Approval - Full 16.02.2017 Delegated Decision</i>	<i>Mr & Mrs Harris</i>	<i>Erection of a conservatory.</i>	<i>2 Rose Gardens Dovercourt Essex CO12 4FU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number: 1664/1.

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

<i>16/02115/FUL Approval - Full 16.02.2017 Delegated Decision</i>	<i>Mr & Mrs Mortimer</i>	<i>Proposed erection of a conservatory.</i>	<i>19 Rose Gardens Dovercourt Essex CO12 4FU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's 1662/1 and 1662/2.

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

<i>16/02119/FUL Approval - Full 16.02.2017 Delegated Decision</i>	<i>Mrs Harvey</i>	<i>Proposed erection of a conservatory.</i>	<i>4 Rose Gardens Dovercourt Essex CO12 4FU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number: 1665/1.

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

<i>16/02120/FUL Approval - Full 16.02.2017 Delegated Decision</i>	<i>Mr & Mrs Finn</i>	<i>Proposed erection of a conservatory.</i>	<i>29 Rose Gardens Dovercourt Essex CO12 4FU</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number: 1661/1.

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

Lawford Parish Council

No Determinations

Little Bentley Parish Council

No Determinations

Little Bromley Parish Council

<i>16/02129/OUT Refusal - Outline 17.02.2017 Delegated Decision</i>	<i>P H & R D Herring</i>	<i>Proposed 4 detached houses.</i>	<i>Land adjacent Hunters Moon Chequers Road Little Bromley Manningtree Essex CO11 2QE</i>
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01 The site is located outside of any Settlement Development Boundaries (SDB) as established in the saved and draft local plans and as such is considered to form part of the countryside. Normally the Council would not consider approving new housing outside of the defined SDB, because it would be contrary to the policy stance taken in the local plan. However, as the Council cannot demonstrate a five-year supply of housing, it is necessary to consider the extent to which the proposal represents sustainable development. If it can be considered to constitute sustainable development, then the principle of development will be deemed to be acceptable in planning terms.

The NPPF seeks to support a prosperous rural economy. It promotes sustainable transport and seeks a balance in favour of sustainable transport modes to give people a real choice about how they travel recognising that opportunities to maximise solutions will vary between urban

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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and rural areas. With regard to the social dimension, this means supporting strong, vibrant and healthy communities by supplying the housing required to meet the needs of present and future generations and creating a high quality environment with accessible local services.

With regards to the social impact, the Established Hierarchy Statement (2016) shows that Little Bromley performs poorly due to not having a primary school, access to a GP surgery, a defined village centre or an employment area, whilst also having no railway station or a good bus route. The submitted plans indicate that the site is within a bus route between Clacton-on-Sea and Manningtree, however it is considered that there is considerable distance to the nearest bus stop, whilst the site itself does not benefit from any surrounding footpaths or street lighting. Therefore it is considered that all journeys would result in the use of a private car, thus making the site a socially unsustainable location.

The harmful impact would outweigh any benefits of the proposal and in particular the contribution four dwellings would make to the provision of a wide choice of quality homes and the Council's five-year housing supply. Therefore in considering the sustainability credentials of the site, for the reasons set out above the proposal would not represent sustainable development. In doing so, it would be contrary to Paragraph 14 of the Framework and saved plan Policy QL1.

Little Clacton Parish Council

<i>16/02075/DETAI L Approval - Reserved Matters/Detailed 13.02.2017 Delegated Decision</i>	<i>Roman Homes</i>	<i>Reserved matters application following outline planning approval 15/00988/OUT - Construction of one bungalow and garage.</i>	<i>Land South of 54 Holland Road Little Clacton Essex CO16 9RS</i>
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01 The materials to be used in the construction of the bungalow and garage shall be the following;

Walls - Wienerberger Amberley Facing Brick
Roof - Cupa Natural Slate

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

02 The approved scheme of landscaping shown on drawing no. 1657/10 and supporting document titled 'Landscaping Specification', shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - To ensure sufficient off-street parking provision is provided in the interests of highway safety.

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 1657/1, 1657/7, 1657/9 and 1657/10.

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

<i>16/02077/DETAI L Approval - Reserved Matters/Detailed 13.02.2017 Delegated Decision</i>	<i>Roman Homes</i>	<i>Reserved matters application following outline approval 15/00986/OUT - Construction of one bungalow and garage.</i>	<i>Land North of 54 Holland Road Little Clacton Essex CO16 9RS</i>
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01 The materials to be used in the construction of the bungalow and garage shall be the following;

Walls - Wienerberger Amberley Facing Brick

Roof - Redland Grovebury Farmhouse Red

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

02 The approved scheme of landscaping shown on drawing no. 1657/10 and supporting document titled 'Landscaping Specification', shall be implemented no later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

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

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

04 The development hereby permitted shall be carried out in accordance with the following approved plans: 1657/1, 1657/8, 1657/9 and 1657/10.

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

Little Oakley Parish Council

No Determinations

Manningtree Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<i>16/02121/FUL Approval - Full 17.02.2017 Delegated Decision</i>	<i>Mr & Mrs Colin Moxham</i>	<i>Proposed alterations and extensions to provide additional bedrooms, ensembles, and a roof garden. Additional windows and roof lights, new entrance screen and general internal alterations.</i>	<i>5 Stour Street Manningtree Essex CO11 1DH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: DRAWING NUMBER 09/841 - 102 Revision A.

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

<i>16/02123/LBC Approval - Listed Building Consent 17.02.2017 Delegated Decision</i>	<i>Mr & Mrs Colin Moxham</i>	<i>Proposed alterations and extensions to provide additional bedrooms, ensembles, and a roof garden. Additional windows and roof lights, new entrance screen and general internal alterations.</i>	<i>5 Stour Street Manningtree Essex CO11 1DH</i>
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: DRAWING NUMBER 09/841 - 102 Revision A.

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

Mistley Parish Council

<i>16/02113/FUL Approval - Full 16.02.2017 Delegated Decision</i>	<i>Mr and Mrs P Cobbold</i>	<i>Single storey rear/side extension and alterations.</i>	<i>Orlando 57 Harwich Road Mistley Manningtree Essex CO11 1NB</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 03/834-103 and 03/834-102 Revision B unless specified by a condition of this planning permission.

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

03 Notwithstanding the details shown on the submitted drawing number 03/834-102 Revision B, the proposed window with fixed lights which is located on the 45 degree privacy development splay serving the breakfast/dining area shall be obscure glazed and fixed shut and shall be retained as such thereafter.

Reason - In the interests of residential amenities of the neighbouring dwelling in terms of overlooking and loss of privacy.

Ramsey & Parkeston Parish Council

<i>16/02062/FUL Approval - Full 15.02.2017 Delegated Decision</i>	<i>Mrs T Youngs</i>	<i>Proposed single storey front extension and single storey rear extension.</i>	<i>Michaelstowe Villa Ramsey Road Dovercourt Harwich Essex CO12 4TF</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. 1611.1/0, 1611.1/2B, 1611.1/3B.

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

<i>16/02078/FUL Approval - Full 13.02.2017 Delegated Decision</i>	<i>Mrs Suzanne Howe - Ramsey War Memorial Hall</i>	<i>Renewal for siting of two portacabins.</i>	<i>Ramsey War Memorial Recreation Field Wix Road Ramsey Essex CO12 5HP</i>
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01 The period of this permission shall expire after three years of the date of this decision at which date the portable buildings hereby permitted to be sited shall be removed from the site, and the land reinstated to its former condition.

Reason - In the interests of visual amenity as the portacabins are not of permanent construction and to ensure a more acceptable building or structure to be approved.

02 The portacabins shall remain painted matt green, unless otherwise agreed in writing with the Local Planning Authority and retained as such thereafter.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - In order to reduce the visual impact of the hereby approved structures on the landscape.

St Osyth Parish Council

<i>16/01591/FUL Approval - Full 17.02.2017 Delegated Decision</i>	<i>Mr & Mrs Gill</i>	<i>Proposed manege, lunging ring, horse walker and conservation/drainage pond.</i>	<i>Wensley Stud Rectory Road Weeley Heath Clacton On Sea Essex CO16 9BH</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

03 The development hereby permitted shall be carried out in accordance with the following approved plans: WEN PL01 C and WENSLEY-11.

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

Tendring Parish Council

No Determinations

Thorpe-le-Soken Parish Council

<i>17/00001/NMA Approval Non Material Amendment 17.02.2017 Delegated Decision</i>	<i>Mr & Mrs S Hutchby</i>	<i>Revised internal first floor plan. Omission of single window and provision of two first floor windows to en suite rooms on south elevation. Use of white upvc windows and doors on all elevations.</i>	<i>Valley Farm Barn Golden Lane Thorpe Le Soken Clacton On Sea Essex CO16 0LE</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: 3541 10 C, 3541 11 D and 3541 08 D.

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

Thorrington Parish Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01478/FUL Approval - Full 15.02.2017 Delegated Decision	Mr Scott Brumbley	Single storey side extension.	17 Clover Drive Thorrington Colchester Essex CO7 8HL

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: -

Un-numbered drawing - Location and Proposed Block Plan; and

Un-numbered drawing - Proposed Floor, Roof, Elevation and Section Plans Rev A, received on 26 October 2016.

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

Weeley Parish Council

16/01921/FUL Approval - Full 16.02.2017 Delegated Decision	Mrs Connie Pritchard	Work to convert a carport to a weather tight garage for storage and undercover secure car parking, and to make the garage door more user friendly.	71 The Street Weeley Clacton On Sea Essex CO16 9HQ
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number 4836-2-2.

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

16/01980/FUL Approval - Full 14.02.2017 Delegated Decision	Mr D Gowans	Domestic outbuilding for plot 3.	Land adjacent to Rosedene Roxburghe Road Weeley Essex CO16 9DU
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: GRR-BR/03 A.

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

Wix Parish Council

No Determinations

Wrabness Parish Council

No Determinations