

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

#### **No Determinations**

### **Ardleigh Parish Council**

<i>16/01495/FUL Approval - Full 09.12.2016 Delegated Decision</i>	<i>Mr J O'Connell</i>	<i>Proposed extension.</i>	<i>South View Colchester Road Ardleigh</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: 21605/2 Rev A - Proposed Plans and Elevations and Block Plan; Un-numbered Location Plan.

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

### **Beaumont Parish Council**

#### **No Determinations**

### **Bradfield Parish Council**

<i>16/01675/FUL Approval - Full 07.12.2016 Delegated Decision</i>	<i>Mr C Plimb</i>	<i>Proposed dwelling and new vehicular access.</i>	<i>Land adjacent to Foxlease Heath Road Bradfield</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Site Location Plan' and drawing number PHR-01 Revision D.

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

- 03 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in 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

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similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To protect the areas visual amenity.

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

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

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

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

- 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.

### **Brightlingsea Town Council**

<i>16/01513/FUL Approval - Full 09.12.2016 Delegated Decision</i>	<i>Mr Gary Humm</i>	<i>Replacement garage and workshop (following demolition of temporary car port structure), additional storage in apex void of roof with access doors at rear and step, decking and handrail at front of existing fish pond.</i>	<i>75 Colne Road Brightlingsea</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: 0/A000/LP/001 - Location Plan; 0/A100/PR/001 Proposed Plans and elevations.

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

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<i>16/01543/FUL Approval - Full 07.12.2016 Delegated Decision</i>	<i>Mr Bryan Osbon</i>	<i>Proposed rear extension(s) and remodelling work.</i>	<i>44 John Street Brightlingsea</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Location Plan', 'Proposed Plan & Elevations', 'Site Plan Proposed' and 'Proposed Plan Views'.

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

<i>16/01836/TPO Approval - Full 06.12.2016 Delegated Decision</i>	<i>Mr G Chasney</i>	<i>T1 - Chestnut - overall reduction of 30% or 6 - 8 ft from top to bottom on applicant's side.</i>	<i>Lumpkins 42 - 44 Queen Street Brightlingsea</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.

03 The works hereby permitted by this consent shall be restricted to the cutting back of overhanging branches by 2 metres up to a maximum height of 5 metres from the ground level of the applicant's garden and no other works whatsoever.

**Clacton-on-Sea**

<i>16/01517/FUL Approval - Full 08.12.2016 Delegated Decision</i>	<i>Mr E Caro</i>	<i>Proposed replacement dwelling.</i>	<i>50 Hillman Avenue Jaywick</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: 4694-4-3.

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

03 The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Evans Rivers and Coastal, referenced 1682/RE/09-16/01 and the following mitigation measures detailed within the FRA and on the plan;

- Finished first floor levels shall be set no lower than 4.65 metres above Ordnance Datum (AOD); and
- Finished second floor levels shall be set no lower than 7.20 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme and retained as approved thereafter.

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

04 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), there shall be no alternative use of the lower level/garage area of the dwelling hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the parking for the dwellings is retained and to ensure that no habitable accommodation is provided within the lower level of the properties in the interests of flood risk.

05 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.

06 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.

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<i>16/01619/FUL Approval - Full 08.12.2016 Delegated Decision</i>	<i>Miss Tracy Martin</i>	<i>Conservatory to rear elevation.</i>	<i>345 Old Road Clacton On Sea</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 1 A and 2 A.

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

<i>16/01637/FUL Approval - Full 08.12.2016 Delegated Decision</i>	<i>Mr T Spong - Sunnyside Homes</i>	<i>Demolition of bungalow and erection of 4 bungalows and garages, improvements to driveway access.</i>	<i>Belle Vue London Road Clacton On Sea</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

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

03 No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented before the dwelling hereby permitted is occupied and retained as approved thereafter.

Reason - In the interests of providing adequate privacy for occupiers of the development and neighbouring residential properties.

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

Reason - In the interests of visual amenity and biodiversity.

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

Reason - In the interests of visual amenity and biodiversity.

06 All off street parking, including garaging, shall be laid out and made available for use prior to

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the first occupation of the bungalows and permanently retained for parking purposes thereafter.

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

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

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

08 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 60 metres to the north west and south 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.

09 Prior to commencement/occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety

10 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.

11 Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 5.5 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and verge.

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

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

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

13 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the dwelling, nor shall any buildings, enclosures, swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions or building(s)

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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 plots and to protect the amenity of neighbouring residents.

14 The development hereby permitted shall be carried out in accordance with the following approved plans: 1382 02, 1382 03 and 1382 01.

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

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<i>16/01673/FUL Approval - Full 05.12.2016 Delegated Decision</i>	<i>Mr &amp; Mrs P Ansley</i>	<i>Rear single storey extension.</i>	<i>14 Buick Avenue Jaywick</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 4861-1-3 and in accordance with Flood Risk Assessment dated October 2016, reference 1690/RE/10-16-01.

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

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<i>16/01717/FUL Approval - Full 08.12.2016 Delegated Decision</i>	<i>A1 Vans &amp; Trucks Ltd</i>	<i>Removal of condition 3 (as shown on block plan). Drawing no. 2 to be part of condition 2 and condition 7 to be varied to allow construction to commence. (From original application 16/01146/FUL).</i>	<i>Gorse Lane Industrial Estate Telford Road Clacton On Sea</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. 2 and drawing no. 1.

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

03 Prior to the first use of the building secure cycle storage shall be provided on the site and

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retained thereafter.

Reason - To ensure future employees can utilise sustainable methods of transport.

04 Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway 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 Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 5.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

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

07 The proposed building shall not be occupied or the approved use commenced until such time as the carriageway and footway of Telford Road have been extended, in accordance with the details approved under planning permissions 13/00229/OUT and 13/00603/DETAIL, up to the vehicle access.

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

### **Elmstead Market Parish Council**

#### **No Determinations**

### **Frating Parish Council**

<i>16/01655/OUT Approval - Outline 07.12.2016 Delegated Decision</i>	<i>Mr D Grainger</i>	<i>One new dwelling and associated parking</i>	<i>Land adjacent Frating Caravan Park Main Road Frating</i>
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01 Details of the access, appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved, in writing, by the Local Planning Authority before any development begins and the development shall be carried out as approved.

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



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

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

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

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

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

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

### **Frinton & Walton Town Council**

<i>16/01662/FUL Approval - Full 05.12.2016 Delegated Decision</i>	<i>Mr &amp; Mrs Shayer</i>	<i>The proposal involves linking flats 3 and 4 together to create 1 no. Single flat / dwelling.</i>	<i>Flat 3 Esplanade Court 41 The Esplanade Frinton On Sea</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans, titled 'Location & Site Plans' and drawing numbers PL03 and PL04.

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

<i>16/01671/FUL Approval - Full 07.12.2016 Delegated Decision</i>	<i>Mr &amp; Mrs Oldman</i>	<i>Proposed single storey rear extension.</i>	<i>Arden House 2 Sunny Point Walton On The Naze</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,

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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: Drawing No. OSP-01 Revision A.

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

<i>16/01695/FUL Approval - Full 05.12.2016 Delegated Decision</i>	<i>Mr &amp; Mrs John Smith</i>	<i>Rear single storey extension to form kitchen and extension to bedroom.</i>	<i>14 Walton Road Frinton On Sea</i>
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing Number TDC-1016-1-01 Revision A.

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

<i>16/01740/DETAI L Approval - Reserved Matters/Detailed 08.12.2016 Delegated Decision</i>	<i>Mr John Lynch - South East Developments Limited</i>	<i>Variation of condition one from application 16/00277/DETAIL to revise the approved site plan drawing 29 revision A with drawing number 102 revision A showing the revised access.</i>	<i>154 Thorpe Road Kirby Cross Frinton On Sea</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans: 102 Revision A, 10, 11 Revision A, 12, 13 Revision A, 14 Revision A, 15 Revision A, 16 Revision A, 17 Revision A, 18, 19 Revision A, 20 Revision A, 21 Revision A, 22 Revision A, 23 Revision A, 24, 25 Revision A, 26, 27 Revision A, 30, 28 and LSDP 11345.01.

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

<i>16/01805/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Remove Crab Apple, Pine and Ash. Reduce both Sycamores back to previous points. Reduce Ash by 30%.</i>	<i>Morae 3 Easton Way Frinton On Sea</i>
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<i>16/01806/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Cochrane Tree Services - Max Cochrane</i>	<i>Reduce Birch, Cherry by 30%. Sycamore - fell</i>	<i>38 Third Avenue Frinton On Sea</i>
<i>16/01812/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Mr A Briggs</i>	<i>T1 - Lombardy Poplar - reduce by 40%. T2 - May - reduce upper and side branches by 20%. T3, T4, T5, T6 - Sycamore - reduce height by 20%. T7 - Hawthorn - reduce height by 20%. T8 - May - reduce height by 20%. T9 - Sycamore - reduce height by 20%. T10 Holm Oak - lightly reduce height and sides. T11 - Mirabelle Plum - lightly reduce outer branches. T12 - May - reduce slightly and cut/prune back dead branches. T13 Contorted Willow - reduce to pollard points.</i>	<i>Roundwood 3 Ashlyns Road Frinton On Sea</i>
<i>16/01833/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Alastair Simmons</i>	<i>1 No. Prunus at front of property - fell. 1 No. Cornus - re-coppice</i>	<i>Deyne Court 165 Connaught Avenue Frinton On Sea</i>
<i>16/01834/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Mr and Mrs S Bull</i>	<i>T1 Willow - 50% crown reduction</i>	<i>Sandpiper First Avenue Frinton On Sea</i>
<i>16/01835/TPO Approval - Full 08.12.2016 Delegated Decision</i>	<i>Mrs N Morton</i>	<i>T2 - Oak- remove overhanging branch to No. 29 Ken Gatward Close</i>	<i>Land to The North of Wittonwood Road Frinton On Sea</i>

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

02 All work authorised by this consent shall be undertaken in a manner consistent with British

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Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.

<i>16/01838/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Alastair Simmons</i>	<i>Elder - dead - fell. Willow - re-pollard. Small Willow, Laurel, conifer, Cedar/Spruce, conifer adjacent Prunus - fell. . Small group of trees next to drive needs removing. Bay tree needs reduction. Purple Prunus - remove branch growing from rootstock.</i>	<i>39 Third Avenue Frinton On Sea</i>
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### **Great Bentley Parish Council**

<i>16/01618/OUT Approval - Outline 08.12.2016 Delegated Decision</i>	<i>Mr and Mrs Green</i>	<i>Proposed 4 No. detached dwellings and garages and access from "Gable Farm".</i>	<i>Gable Farm Aingers Green Road Aingers Green Great Bentley</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 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

03 No development shall be commenced until plans and particulars of the reserved matters referred to in the above conditions relating to the access, appearance, 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.

04 The development shall contain a maximum of 4 dwellings.

Reason - In line with the submitted application form and to ensure control over the approved development.

05 Prior to the proposed access being brought into use, minimum vehicular visibility splays of 90m westerly by 2.4m by 120m easterly 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

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shall be maintained in perpetuity free from obstruction clear to ground.

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

06 Prior to the first occupation of the proposed dwellings, the proposed vehicular access shall be constructed to a width of 5.5m for the first 6.0m within the site then tapering down one sided to any lesser width and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason - To ensure that all vehicles using the private drive access do so in a controlled manner and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety.

07 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.

08 Any gates erected at the vehicular access shall be inward opening only and shall be recessed a minimum of 6m. from the highway boundary.

Reason - To ensure that vehicles using the access may stand clear of the carriageway whilst those gates are being opened/closed, in the interests of highway safety.

09 Prior to commencement of the proposed development, a vehicular turning facility for motor cars 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.

10 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.

11 Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary.

Reason - To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed, in the interests of highway safety.

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

Reason - To minimise the length of time a refuse vehicle is required to wait within and cause obstruction of the highway, in the interests of highway safety

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<i>16/01627/FUL Approval - Full 08.12.2016 Delegated Decision</i>	<i>Miss K Kennedy</i>	<i>Proposed car parking to provide 39 additional bays.</i>	<i>The Book Service Colchester Road Frating</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 1648B-02 Revision C and the submitted document titled 'Planning Statement'.

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

<i>16/01724/FUL Approval - Full 08.12.2016 Delegated Decision</i>	<i>Telefonica UK Ltd</i>	<i>The installation of an 18m lattice tower, 6 No. microwave dishes, 2 No. equipment cabinets, along with ancillary works.</i>	<i>Admirals Farm Heckfords Road Great Bentley</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of 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 enhance the development by suitably screening the equipment cabinets, in the interests of visual amenity.

03 All changes in ground levels, 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 effective implementation of the approved soft landscaping scheme.

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04 The development hereby permitted shall be carried out in accordance with the following approved plans: 200 Revision B, 300 Revision C and 400 Revision B.

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

### **Great Bromley Parish Council**

<i>16/01531/OUT Refusal - Outline 07.12.2016 Delegated Decision</i>	<i>Mr Roger Hollington</i>	<i>Erect three bedroom detached bungalow, with detached garage, and lay out parking and amenity areas.</i>	<i>Land adjacent The Chapel Chapel Lane Great Bromley</i>
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01 In this case, the proposal is located in a location outside of any defined settlement limits as defined by Policy QL1 of the Tendring District Local Plan 2007 as well as Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Saved Policy QL1 follows established principles for sustainable development and seeks to concentrate new development within established settlements. Elsewhere, only development which is consistent with countryside policies will be permitted.

It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable housing sites but the provision of one dwelling would make only a modest contribution to the supply for the district as a whole. As an adequate supply of land for housing cannot be demonstrated, paragraph 49 of the National Planning Policy Framework (NPPF) applies in relation to the three dimensions of sustainable development. The NPPF seeks to support a prosperous rural economy. It promotes sustainable transport and seeks a balance in favour of sustainable transport modes to give people a real choice about how they travel recognising that opportunities to maximise solutions will vary between urban and rural areas. With regard to the social dimension, this means supporting strong, vibrant and healthy communities by supplying the housing required to meet the needs of present and future generations and creating a high quality environment with accessible local services.

The application site is located in a small hamlet known as Balls Green in between Frating to the south and Hare Green to the north. As identified in the Council's "Establishing a Settlement Hierarchy" study (April 2016), Balls Green, Hare Green and Frating are amongst the lowest scoring settlements. None of the closest settlements have a school, GP, railway station or shopping facilities. Only Frating, which is located 1000m to the south is situated on a good bus route that links Clacton and Colchester. Consequently, it is concluded that the majority of trips including those for day-to-day needs, would need to be made by car to access essential services and facilities. Therefore given the site's isolated rural location and the nature of the facilities present in the surrounding villages the contribution the proposal would make to social sustainability is considered to be limited.

Therefore in considering the sustainability credentials of the site, for the reasons set out above the proposal would not represent sustainable development. In doing so, it would be contrary to Paragraph 14 of the Framework and saved plan Policy QL1 and draft plan Policy SPL2.

<i>16/01585/FUL Approval - Full 07.12.2016 Delegated Decision</i>	<i>Mr Ray Baker</i>	<i>Proposed two storey side extension and single storey rear extension.</i>	<i>2 Holly Dene Cottages Briar Road Great Bromley</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. 016.07-PL-104 Revision B and 016.07-PL-103 Revision A.

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

### **Great Oakley Parish Council**

<i>15/00987/OUT Approval - Outline 09.12.2016 Committee Decision</i>	<i>Mr &amp; Mrs Bush / Mrs Baker</i>	<i>Erection of 17 dwellings comprising of 8 x 3 bed semi-detached houses, 3 x 4 bed detached houses and 6 x 3 bed detached bungalows with garages, parking and associated works.</i>	<i>Land to North of Break of Day and Newlands Beaumont Road Great Oakley</i>
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01 No development shall be commenced until plans and particulars of "the reserved matters" referred to in the above conditions relating to the access, appearance, landscaping, layout and scale have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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.



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

- 07 The development hereby permitted shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan produced by Hayden's Arboricultural Consultants dated 13th June 2016 Revision B and Drawing No. 4973-D Rev. B, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To enable existing landscaping, including trees subject to Tree Preservation Orders, to be protected and retained in the interest of visual amenity.

- 08 The development hereby permitted shall be carried out in accordance with the recommendations set out in the Bat Tree Inspection produced by Liz Lord Ecology dated 25th May 2016 unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the proposal does not have an adverse impact on protected species or the biodiversity of the site.

- 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 dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - To protect the amenities and privacy of occupiers of the adjoining property and in the interests of visual amenity.

- 10 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.

- 11 All off street car parking shall be in precise accord with the details contained within the current

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Parking Standards.

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

12 Prior to the first occupation of the development hereby permitted, the proposed estate road, at its bellmouth junction with Beaumont Road shall be provided with 10.5m. radius kerbs returned to an access road carriageway width of 5.5m. straight for the first 12m. within the site and flanking footways 2m. in width returned around the radius kerbs which shall connect to the existing footways. The new road junction shall be constructed at least to binder course prior to the commencement of any other development including the delivery of materials.

Reason - To ensure that all vehicular traffic using the junction may do so in a controlled manner and to provide adequate segregated pedestrian access, in the interests of highway safety.

13 Prior to the proposed access being brought into use, minimum vehicular visibility splays of 120m north westerly by 2.4m by 80m south easterly as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

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

14 Prior to the first use of the proposed access, details of the construction and future maintenance of the necessary bridging or piping of the drainage ditch/watercourse shall be submitted to and approved in writing by the Lead Local Flood Authority (Essex County Council).

Reason - To prevent or reduce the risk of flooding of the adjoining highway, in the interests of highway safety.

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

Reason - To ensure a reasonable degree of intervisibility between drivers of vehicles at and approaching the road junction, in the interests of highway safety.

16 Prior to commencement of the development hereby permitted, 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.

17 Prior to first occupation of the development hereby permitted, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

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

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18 No unbound materials shall be used in the surface treatment of any 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.

19 Prior to first occupation of the proposed development hereby permitted, each individual proposed vehicular access shall be constructed at right angles to the proposed highway boundary and to a width of 3.7m and each shared vehicular access shall be constructed at right angles to the highway boundary and to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

20 All carriageways should be provided at 5.5m between kerbs or 6.0m where vehicular access is taken but without kerbing.

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

21 All footways should be provided at no less than 2.0m in width.

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

22 Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary.

Reason - To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed, in the interests of highway safety.

23 Prior to commencement of the proposed development, details of the provision for the storage of bicycles for each dwelling 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.

24 No development shall take place until details of surface water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of surface water drainage has been fully installed and is available for use.

Reason - To minimise the risk of flooding

25 The maximum number of dwellings to be contained in the development hereby permitted shall not exceed 17.

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

## **Harwich Town Council**

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16/01676/FUL Approval - Full 05.12.2016 Delegated Decision	Mr Michael Mestre	Proposed house - variation to design. Approved under 16/00227/FUL.	Land adjacent 660 Main Road Harwich
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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 materials and block paving to be used in the construction of the development shall accord with the details approved under 16/01409/DISCON namely;

Brickwork - Hanson Atherstone Red  
Horizontal Brickwork Banding - Hanson Atherstone Buff  
Roof Tiles - Marley Rivendale Slates  
Block Paving - Bradstone Burnt Ochre Driveway Blocks

Reason - The application site is publicly visible and therefore suitable materials are required in order to maintain the character of the area.

03 The hereby approved development shall take place fully in accordance with the tree protection measures set out in the submitted Arboricultural Impact Assessment and the accompanying Tree Protection Plan (Ref no. - TPSarb6060416 TSCP) (prepared by Tree Planning Solutions dated 16th April 2016).

Reason - In order to suitably protect the root systems of existing trees on the adjoining site for the benefit of the character and appearance of the surrounding area and the ecology of the site.

04 Prior to the first occupation of the dwelling, the proposed vehicular access shall be constructed as shown on drawing no. 660/MRD/1B and shall be provided with an appropriate dropped kerb vehicular crossing of the footway to the specifications of the Highway Authority.

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

05 Prior to the first occupation of the proposed development, the off road parking space shall be laid out ready for use in accordance with approved plan no. 660/MRD/1B. The car parking space 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 road does not occur, in the interests of highway safety.

06 No unbound materials shall be used in the surface treatment of the proposed vehicular access throughout.

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

07 Prior to the proposed access being brought into use, a 1.5m. x 1.5m. pedestrian visibility

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splay, relative to the highway boundary, shall be provided on both sides of that access and shall be maintained in perpetuity free from obstruction clear to ground. These splays must not form part of the vehicular surface of the access.

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

08 The development hereby permitted shall be carried out in accordance with the following approved plans: 660/MRD/1B and 660/MRD/4.

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**

**No Determinations**

**Little Clacton Parish Council**

**No Determinations**

**Little Oakley Parish Council**

<i>16/01310/OUT Approval - Outline 06.12.2016 Delegated Decision</i>	<i>Mr &amp; Mrs Cullen</i>	<i>Residential development of 0.16ha of land to provide up to three dwellings.</i>	<i>Land adjacent East of 78 Harwich Road Little Oakley</i>
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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 (including materials), Access, Landscaping (including a Tree Survey and Report in accordance with BS5837:2012 'Trees in relation to design, demolition and construction'), Layout and Scale have been submitted to and agreed in writing, by the Local Planning Authority. The development shall be carried out

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in accordance with the approved details.

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

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

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

05 Prior to the proposed access being brought into use, minimum vehicular visibility splays of 2.4m x 90m as measured along, from and along the nearside edge of the carriageway, shall be provided to the east of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

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

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 Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary

Reason - To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed, in the interests of highway safety.

09 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 dwellings.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

10 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.

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Reason - The planning application has been identified as having the potential to harm designated and non-designated heritage assets with archaeological interest.

11 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 discharged by the Local Planning Authority.

Reason - The planning application has been identified as having the potential to harm designated and non-designated heritage assets with archaeological interest.

12 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 planning application has been identified as having the potential to harm designated and non-designated heritage assets with archaeological interest.

### **Manningtree Town Council**

<i>16/01735/NMA Approval Non Material Amendment 07.12.2016 Delegated Decision</i>	<i>Mr and Mrs Rose</i>	<i>Allow a reduction in window size of the rear first floor bathroom window (depth reduced from 1500mm to 1050mm) on both plots, to accommodate the bathroom layout and associated fixtures and fittings.</i>	<i>Land at Stour Street Manningtree</i>
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01 The development approved under planning reference 16/00894/FUL shall be completed in accordance with the details approved as part of that application, except for the first floor bathroom windows on both plots which shall be completed in accordance with drawing no. BR02b.

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

<i>16/01808/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Landscape Planning Ltd</i>	<i>T244 - Silver Birch - cut back from the building to give 2 metres clearance and crown lifted to 3 metres</i>	<i>Communal Land at Ironsides Walk Manningtree</i>
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### **Mistley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
16/01742/NMA Approval Non Material Amendment 08.12.2016 Delegated Decision	Roundwood Restorations	Non Material Amendment to planning application 14/00081/FUL for reduction in the size of the rear light well to plot 2.	Mistley Marine Anchor Lane Mistley

- 01 The development hereby permitted shall be carried out in accordance with the following approved plans: 3498-101, 3498-110, 3498-111, 1717-100, 1717-101, 1717-103, 1717-104 Revision A, 78 Revision B, 3083 Revision D and 5860/01.

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

### **Ramsey & Parkeston Parish Council**

16/01508/FUL Refusal - Full 05.12.2016 Delegated Decision	Mr Robert Macauley	Demolition of two existing cottages and replace with 4 new cottages with associated garages and gardens.	1 Model Cottages Primrose Lane Ramsey
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- 01 In this case, the proposal is located in a location outside of any defined settlement limits as defined by Policy QL1 of the Tendring District Local Plan 2007 as well as Policy SPL2 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016). Saved Policy QL1 follows established principles for sustainable development and seeks to concentrate new development within established settlements. Elsewhere, only development which is consistent with countryside policies will be permitted.

It is accepted that the Council is currently unable to demonstrate a five year supply of deliverable housing sites but the provision of a small scale residential development would make only a modest contribution to the supply for the district as a whole. As an adequate supply of land for housing cannot be demonstrated, paragraph 49 of the National Planning Policy Framework (NPPF) applies in relation to the three dimensions of sustainable development. The NPPF seeks to support a prosperous rural economy. It promotes sustainable transport and seeks a balance in favour of sustainable transport modes to give people a real choice about how they travel recognising that opportunities to maximise solutions will vary between urban and rural areas. With regard to the social dimension, this means supporting strong, vibrant and healthy communities by supplying the housing required to meet the needs of present and future generations and creating a high quality environment with accessible local services.

The site is located in an isolated area along an unlit rural lane that is not served by public footpath. To the south is the A120 which is not safe for pedestrians to walk along. Furthermore, the site is not readily accessible to public transport. Consequently future residents of the dwellings would not be able to walk to services/facilities and would be heavily reliant on private motor vehicles. This is contrary to the aims of social sustainability. Therefore in considering the sustainability credentials of the site, for the reasons set out above the proposal would not represent sustainable development. In doing so, it would be contrary to Paragraph 14 of the Framework and saved plan Policy QL1.

- 02 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, in indivisible from good planning, and should contribute positively to making places better for people. One of the core planning



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principles of The National Planning Policy Framework (NPPF) as stated at paragraph 17 is to always seek to secure high quality design.

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

The layout plan provided shows the construction of a new access road to the rear of the existing properties. Each property would be accessed via the new road and would be served by a private driveway and detached garage. This arrangement would result in the proposed dwellings being orientated in a manner which would not appropriately address Primrose Lane to the east and would lead to unsympathetic boundary treatment addressing the highway to enclose private amenity spaces. Furthermore, the construction of a new access road across agricultural land to the rear of the properties is considered to lead to the urbanisation of this area of open countryside to its significant detriment. The development would therefore fail the environmental dimension of sustainability.

<i>16/01809/TPO Approval - Full 06.12.2016 Delegated Decision</i>	<i>Area 1 - coppice Ash and Sweet Chestnut, remove leaning Cherry. Area 2 - Fell and grind out small section. T1 - Ash - fell and grind stump.</i>	<i>Whinny Grove Church Hill Ramsey</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.

### **St Osyth Parish Council**

<i>16/01528/FUL Approval - Full 07.12.2016 Delegated Decision</i>	<i>Mr Ian Collier - New Era Property Investments</i>	<i>Variation of condition 6 of approved planning permission 16/00110/FUL to substitute approved drawing no. 15070/003a with drawing no. 16141/002.</i>	<i>Point Clear Post Office 18 Beacon Way St Osyth</i>
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01 Prior to the first occupation of the area changing use to residential, the proposed vehicular access shall be reconstructed to a width of 3.7m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway to the specifications of the Highway Authority.

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

02 No unbound materials shall be used in the surface treatment of the proposed vehicular access and parking areas throughout.

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

03 Any part of the access (dropped kerb) rendered redundant or unnecessary by this development shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the re-instatement to full height of the footway/kerbing to the specifications of the Highway Authority, immediately the proposed new access is brought into use.

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

04 The fencing to the front boundary of the site shall be constructed in accordance with those details approved under 16/01549/DISCON. The fence shall be constructed as approved prior to the first occupation of the area changing use to residential and retained thereafter.

Reason - To prevent indiscriminate vehicular access movements over the footway.

05 The development hereby permitted shall be carried out in accordance with the following approved plan: 16141/002.

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

## **Tendring Parish Council**

### **No Determinations**

## **Thorpe-le-Soken Parish Council**

<i>16/01072/FUL Refusal - Full 06.12.2016 Delegated Decision</i>	<i>Mr M Mann</i>	<i>Proposed vehicular access to serve potential residential development of land to rear of Landermere Road.</i>	<i>Land adjacent 78 Landermere Road Thorpe Le Soken</i>
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01 The National Planning Policy Framework (2012) in paragraph 35 states that development should create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. The adopted Tendring District Local Plan (2007) Saved Policy TR1a states that development affecting highways should seek to reduce and prevent hazards and inconvenience to traffic. Furthermore, Saved Policy QL10 of the Saved Plan states that planning permission will only be granted where access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate.

In this instance, the proposed access should provide vehicle visibility splays in accordance with current policy standards which are 2.4m x 90m in both directions. Whilst the submitted information has been annotated with 2.4m x 120m, it is not considered that these splays are achievable. To the north east the splay is constrained by the hedging on the opposite side of the road and as such the available splay is no more than approximately 87m. This would be constrained further by verge or hedge growth which the applicant does not control. Furthermore, the 120m splay to the south west is also unachievable due to the boundary

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features on the southern side of Landermere Road for the adjoining property. In addition, for vehicles turning right from Landermere Road into the development access, concerns are raised regarding forward visibility. It is not considered that there is sufficient visibility for approaching vehicles from the north east to react and take action in the event of being confronted by a vehicle crossing their lane.

As such the creation of a large access road for the purposes of enabling a major development would dramatically increase the number of vehicles manoeuvring, braking, and turning within the existing highway through an access which does not accord with current policy standards due to the aforementioned limited visibility splays. This would be hugely detrimental to highway efficiency and safety and would increase the risk of collisions, contrary to the aforementioned planning policies.

<i>16/01652/OUT Approval - Outline 07.12.2016 Delegated Decision</i>	<i>Parkers Nurseries</i>	<i>Proposed erection of 3 no. single storey detached dwellings.</i>	<i>Land adjacent Bradewick Frinton Road Thorpe Le Soken</i>
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01 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.

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

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

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

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

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

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

<i>16/01661/FUL Approval - Full 05.12.2016 Delegated Decision</i>	<i>Mrs Panrucker</i>	<i>Proposed detached dwelling.</i>	<i>Land adjacent The Rock Station Road Thorpe Le Soken</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: DRAWING NO. TRT/3, DRAWING NO. TRT/2 and DRAWING NO. TRT/4.

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

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

Reason - In 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.

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

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

05 All new driveways and parking areas shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

06 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 and the character of the area.

07 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 43 metres to the north and south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

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

08 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.

09 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.

10 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.

11 Any gates erected at the vehicular access shall be inward opening only and shall be recessed a minimum of 6m from the highway.

Reason - To ensure that vehicles using the access may stand clear of the carriageway whilst those gates are being opened/closed, in the interests of highway safety.

12 Notwithstanding the provisions of Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions to the roof of the dwelling shall be carried out except in complete accordance with details which shall previously have been approved, in writing, by the Local Planning Authority following the submission of a planning application for such development.

Reason - To ensure that the character of the development is retained and in this interests of visual amenity and neighbouring amenities.

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<i>16/01811/TCA Approval - Full 06.12.2016 Delegated Decision</i>	<i>Vicky Smith</i>	<i>1 No. Oak - rear garden - crown reduce by 30%</i>	<i>23 Oak Close Thorpe Le Soken</i>
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### **Thorrington Parish Council**

### **No Determinations**

### **Weeley Parish Council**

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16/01165/OUT Approval - Outline 07.12.2016 Committee Decision	Mr Partridge	The construction of 6 No dwellings with associated garages and parking.	Land adjacent 43 Mill Lane Weeley Heath
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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, 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 development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

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 enable existing landscaping, including an existing mature Oak tree to be protected and retained in the interests of visual amenity.

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

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(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 enable existing landscaping to be protected and retained in the interests of visual amenity.

08 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 the site maximum in both directions. 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.

09 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.

10 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.

12 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity. 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 Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary

Reason - To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed, in the interests of highway safety.

14 No development shall take place until details of the communal bin/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.

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

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

16 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.

17 The hereby approved development shall take place fully in accordance with the tree/hedgerow protection measures set out in the submitted Arboricultural Impact Assessment Reference No. TPSarb6180616 and the accompanying Tree Protection Plan together with the mitigation measures as set out within the Preliminary Ecological Appraisal Report Reference Number: 1845,EC/PEA/RF,KML/15-07-16/V1, Bat Detector Survey Report Reference Number: 1926,EC/BatAct/ZK,KL/08-09-16/V1 and Reptile Survey And Mitigation Strategy Report Reference Number: 1926,EC/REP/TC,KL/08-09-16/ V1.

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

## **Wix Parish Council**

### **No Determinations**

### **Wrabness Parish Council**

<i>16/01491/FUL Approval - Full 09.12.2016 Delegated Decision</i>	<i>Mr Mike Griffiths</i>	<i>Variation of condition 2 of approved planning permission 12/00456/FUL to replace drawing no. 1050-02 G with drawing no. 04769/100 C3.</i>	<i>77 West Foreshore Wrabness</i>
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01 The development hereby permitted shall not be carried out except in complete accordance with the details shown on drawing no. 04769/100 Rev C3

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