

<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**

<a href="#"><u>21/00849/DETA/</u></a> <a href="#"><u>L</u></a> Approval - Reserved Matters/Detailed 10.11.2021 Delegated Decision	<i>Bathla - Prested Hall Limited</i>	<i>Reserved matters application of approval 20/01075/DETAIL to change the external appearance of the two dwellings.</i>	<i>Land adjacent to Evergreen House Turnpike Close Ardleigh Colchester Essex CO7 7QW</i>
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01 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing No. 200 RD
- Drawing No. 208 R
- Drawing No. 209 R
- Drawing No. 210 RC

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

<a href="#"><u>21/01635/FUL</u></a> Approval - Full 10.11.2021 Delegated Decision	<i>Mrs Rose Northcott</i>	<i>Proposed change of use of land from equine to residential garden</i>	<i>Paddock Cottage Chapel Lane Ardleigh Colchester Essex CO7 7BJ</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: 100\_01.

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

**Beaumont Parish Council**

**No determinations**

**Bradfield Parish Council**

**No determinations**

<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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## Brightlingsea Town Council

<a href="#"><u>21/01610/FUL</u></a> Refusal - Full 11.11.2021 Delegated Decision	Mrs Kalpana Monanathan	Proposed change of use of shop to fast hot food takeaway with alterations including an extract flue.	48 Waterside Brightlingsea Colchester Essex CO7 0FH
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- 01 Emerging Policy HP1 d) and Paragraph 92 of the NPPF (2021) aim to protect the health of the general public. Policy HP1 d) is not prescriptive, however, without evidence to the contrary, the addition of another take away food outlet in this small coastal conurbation is considered to promote negative impacts on public health contrary to emerging policy HP1, and Paragraph 92 of the NPPF (2021).
- 02 Policy EN17 of the Saved Plan requires that development proposals must preserve or enhance the character or appearance of the Conservation Area. Development will be refused where it would harm the character or appearance of the Conservation Area. Emerging Policy PPL8 reflects this consideration. In determining proposals for development within a Conservation Area, the LPA are required to have regards to Paragraph 202 of the Framework. The proposed flue would be highly visible within the public realm and is considered to be visibly harmful to the appearance of the building and the Conservation Area. The harm to the Conservation Area is less than substantial; however it is not outweighed by any public benefits. Therefore, the proposal would be contrary to the requirements of Saved Policy EN17, Emerging Policy PPL8 and paragraph 202 of the NPPF (2021).
- 03 Saved Policies COM20, and COM23, QL11, Emerging Policy SPL3, and Paragraph 130 f) of the NPPF (2021) aim to promote a high standard of amenity for existing and future users and to protect the living conditions of residents in proximity to development proposals. The proposal does not include details of the potential noise impacts of the development, the extraction system and its odour mitigation measures. In the absence of such details, it is considered that the proposal would adversely affect the living conditions of neighbours due to odour, noise or disturbance. The proposal therefore fails to comply with Saved Policies COM20, and COM23, QL11, Emerging Policy SPL3, and Paragraph 130 f) of the NPPF (2021).
- 04 The site lies within Flood Zones 2 and 3 as identified by the Environment Agency. The proposed use of the commercial unit is for use that is considered to be 'less vulnerable' within the Environment Agency flood risk vulnerability classifications. 'Less vulnerable' developments, including those of changes of use, in Flood Zones 2 and 3 (a) require the submission of a Flood Risk Assessment (FRA). In the absence of an FRA, the application is contrary to the requirements of Emerging Policy PPL1 and paragraph 168 of the NPPF (2021).
- 05 Saved Policy QL11 and Emerging Policy SPL3 aim to protect the local community from harmful amenity effects that may be caused by way new development. Poor waste management procedures can cause harm by way of visual impacts, health impacts, odours and pollution. All waste generated from this business would require a commercial trade waste contract to be established with a suitable area for the storage of waste. The submitted application does not identify a designated and secure waste storage area or the method of disposing of waste cooking fats (if applicable). In the absence of such details the proposed change of use is considered to be contrary to the requirements of Saved Policy QL11 and Emerging Policy SPL3.

<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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<a href="#"><u>21/01619/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 10.11.2021 Delegated Decision	Mr and Mrs McCarthy	Proposed single storey rear extension.	62 Campernell Close Brightlingsea Colchester Essex CO7 0TA
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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: P01C.

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

### **Clacton-on-Sea**

<a href="#"><u>21/01299/FUL</u></a> Approval - Full 11.11.2021 Delegated Decision	Miss Linda Barber	Proposed change of use to site a mobile home for holiday use	5 Singer Avenue Jaywick Clacton On Sea Essex CO15 2LR
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01 The development shall be occupied in accordance with Flood Risk Assessment and Drainage Strategy, Section 5 Mitigation Measures, paragraphs 5.9 through to 5.27, received 12th August 2021.

Reason - To ensure that occupants of the development are aware that the site is at risk of flooding.

02 The use hereby permitted shall be solely for holiday accommodation. No person shall occupy the site for more than 28 consecutive days.

Reason - To ensure the site is maintained as a tourist location and not for permanent occupation.

03 The unit shall not be occupied between 1 November and 28 February inclusive in any year.

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

04 The building hereby permitted shall be for a limited period being the period of 5 years from the date of this decision. After which time the building hereby permitted shall be removed and the land restored to its former condition on or before November 2026 in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.

Reason - The site is within an area which is the subject of proposed extensive regeneration and permitting the permanent retention of this holiday accommodation may prejudice future

<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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regeneration proposals.

<a href="#">21/01471/FUL</a> Approval - Full 11.11.2021 Delegated Decision	Mr Patel	Proposed first floor extension to create staff tea room.	1 - 5 Golf Green Road Jaywick Clacton On Sea Essex CO15 2RG
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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.

- o 01 REV B (Received 16th September 2021)
- o 02 REV A (Received 16th September 2021)

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

<a href="#">21/01566/FUL</a> Application Withdrawn 09.11.2021 Delegated Decision	Orwell Build (Clacton) Ltd	Proposed side extension facing Alexandra Road to create a 3 x bedroom house.	Mayfield Chambers 93 Station Road Clacton On Sea Essex CO15 1TW
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<a href="#">21/01580/FULH</a> Approval - Full 10.11.2021 Delegated Decision	Mr and Mrs Cooper	Proposed single storey rear extension with glazed roof lantern (following demolition of conservatory).	20 Jubilee Avenue Clacton On Sea Essex CO16 9QT
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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: 01.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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<a href="#"><u>21/01581/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 09.11.2021	Ms Townend and Mr Illsley	Proposed single storey rear extension with glazed roof lantern.	11 Ipswich Road Holland On Sea Clacton On Sea Essex CO15 5DL
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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 No. 01

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

<a href="#"><u>21/01592/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 09.11.2021	Mr and Mrs Firth	Proposed replacement garage with extension.	4 Suffolk Close Holland On Sea Clacton On Sea Essex CO15 5SQ
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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 No. 01 Revision A.

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

<a href="#"><u>21/01599/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 09.11.2021	Mr and Mrs Bailey	Proposed front extension	17 Neasden Avenue Clacton On Sea Essex CO16 7HG
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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.

<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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02 The development hereby permitted shall be carried out in accordance with the following approved plan; Drawing No. 02

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

<a href="#">21/01630/FULH</a> <a href="#">H</a> Approval - Full 10.11.2021 Delegated Decision	Mr and Mrs Howell	Proposed removal of chimney stacks, garage conversion and single storey rear extension. (Following demolition of conservatory)	35 Seafields Gardens Holland On Sea Clacton On Sea Essex CO15 5HA
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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: 01B.

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) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the rooflight to serve the loft space in the western side elevation shall be glazed in obscure glass to a Pilkington Level 4 obscurity and fixed shut below 1.7m from finished floor level, before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of the adjacent property to the west of the application site.

### **Elmstead Market Parish Council**

<a href="#">21/01588/FUL</a> Approval - Full 08.11.2021 Delegated Decision	Mrs Julia Boulton - Beth Chatto Gardens Ltd	Proposed erection of 475sqm warehouse.	Beth Chatto Gardens White Barn House Clacton Road Elmstead Colchester Essex CO7 7DB
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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:

- Existing Site Plan - Drawing No. 095 P001
- Proposed Block Plan - Drawing No. 095 P003 Rev A
- Proposed Site Layout - Drawing No. 095 P004 Rev A
- Proposed Floor Plan - Drawing No. 095 P005 Rev A
- Proposed Roof Plan - Drawing No. 095 P006
- Proposed East and West Elevations - Drawing No. 095 P009 Rev A
- Proposed North and South Elevations - Drawing No. 095 P010 Rev A
- Proposed Section A-A - Drawing No. 095 P007
- Proposed Section B-B - Drawing No. 095 P013
- Design and Access Statement

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

03 The development hereby permitted shall only be used for purposes ancillary to the existing business known as 'Beth Chatto Gardens'; and does not permit the use of the warehouse for alternative business operations.

Reason - To ensure that proposed warehouse is used in connection with the business and does not constitute a separate entity.

04 Prior to occupation of the building the areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring shall be provided clear of the highway and retained thereafter for that sole purpose.

Reason - To ensure that appropriate loading / unloading facilities are available in the interest of highway safety in accordance with policy DM1.

05 Areas within the curtilage of the site for the purpose of the reception and storage of building materials during construction shall be identified clear of the highway.

Reason - To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1

### **Frating Parish Council**

#### ***No determinations***

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

<a href="#"><u>20/01417/FUL</u></a> Refusal - Full 09.11.2021 Delegated Decision	Mr A Oakleigh - Oakleigh Park Homes Ltd	Proposed dwelling.	Land adjacent 68 Halstead Road Kirby Cross Frinton On Sea Essex CO13 0LR
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01 Policy SP3 (Spatial Strategy for North Essex) of adopted Section 1 of the Tendring District

<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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Local Plan 2013-2033 and Beyond Publication Draft 2017 states, amongst other things, that development will be accommodated within or adjoining settlements, according to their scale, sustainability and existing role both within each individual district and, where relevant, across the wider strategic area. Future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. New housing development should be focused towards the larger urban areas and to within settlement development boundaries. This is consistent with the National Planning Policy Framework's objectives for achieving sustainable development through a plan-led approach that focuses development to locations which are or can be made sustainable.

The application site is located outside of the settlement development boundaries for Kirby Cross, in both the Tendring District Local Plan 2007 and Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017.

The application site also lies within the designated 'green gap' as defined in both the Tendring District Local Plan 2007 and Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017. Saved Policy EN2 and Emerging Policy PPL6 are strong in their purpose which serves to prevent the coalescence of settlements and ensure the distinct identity of settlements is retained. Any encroachment into the green gap as would be the case here would erode the rural character that exists between the village of Kirby Cross and Kirby Le Soken.

Due to the location of the application site, outside of the settlement development boundary and within the designated green gap in both the Tendring District Local Plan 2007 and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017, the proposal would be contrary to the housing policies of the development plan and the Council's strategic approach to housing delivery.

02 Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

The application scheme constitutes a new dwelling on a site that lies within the Zone of Influence (Zol) being approximately 1500 metres from Hamford Water SAC and SPA. New housing development within the Zol would be likely to increase the number of recreational visitors to Hamford Water and in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

A proportionate financial contribution has not been secured in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) requirements. As submitted, there is no certainty that the development would not adversely affect the integrity of Habitats sites.

The proposal is therefore considered to be contrary to Policies EN6 and EN11a of the Saved Tendring District Local Plan 2007, Policy SP2 of the adopted Section 1 and PPL4 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft, and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

03 Paragraph 112 c) of the National Planning Policy Framework seeks to create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles...and respond to local character and design standards. Saved Policy TR1a states that development affecting highways should seek to reduce and prevent hazards



<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 inconvenience to traffic while Emerging Policy SPL3 states that access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate.

This part of Halstead Road is classified with a 30mph speed limit. Essex County Council Highways confirm that the proposal is acceptable subject to conditions. One of the conditions pertains to vehicular visibility splays. The applicant does not appear to own or control sufficient land to the north of the application site to provide the access with adequate vehicular visibility splays contrary to the recommended minimum standards for highway safety.

04 Paragraph 130 of the National Planning Policy Framework states planning policies and decisions should ensure that developments:... are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by:...recognising the intrinsic character and beauty of the countryside. Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Emerging Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials and should respect or enhance local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features. Saved Policy QL11 supports these considerations.

Saved Policy EN1 of the Tendring District Local Plan (2007) and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Outside development boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake.

Notwithstanding the new housing development, the character of Halstead Road has an existing pattern of ribbon development predominantly set back from the highway. The depth of the application site does not accord with the existing pattern of development resulting in the proposed dwelling being close to the highway giving rise to its prominence in the street scene which is out of character with the existing form of development. The contrived layout within which the proposed dwelling is shoehorned into the area once used as the side garden of 68 Halstead Road creates a cramped appearance which amounts to overdevelopment of the site. The new vehicular access will further urbanise the street scene where there was previously a section of grass verge adjacent to the highway and garden boundary.

The design of the proposed dwelling does not relate well to and detracts from the prominence of the farm house of 68 Halstead Road which is an individually designed older property standing in a much larger, well vegetated plot. The proposed dwelling erodes the open and rural character which begins at this point along Halstead Road.

The proposed dwelling would harm the character and appearance of the area in conflict with the above development plan policies.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">21/01493/FULH</a> <a href="#">H</a> Refusal - Full 11.11.2021 Delegated Decision	Mr and Mrs R Roye	Proposed erection of attached garage, porch and provision of new vehicular access. Proposed first floor extension to form 2 bedrooms, en suite and balcony. With internal and external alterations.	Beccles Rainham Way Frinton On Sea Essex CO13 9NP

01 Paragraph 126 of the National Planning Policy Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Emerging Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings particularly in relation to its siting, form, design and materials and should respect or enhance local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features. Saved Policy QL11 supports these considerations.

Paragraph 202 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 206 of the National Planning Policy Framework confirms that local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets, to enhance or better reveal their significance.

Policy EN17 of the adopted Tendring District Local Plan (2007) seeks to ensure that developments within a conservation area preserves and enhances the conservation area setting. Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) seeks to ensure that any new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of: any important views into, out of, or within the Conservation Area.

The application site is located in the Frinton Park area of the Frinton and Walton Conservation Area. Frinton Park largely centres on the Modern Movement houses and the masterplan drawn up by Oliver Hill.

Beccles is a detached bungalow which follows the form of a majority of the bungalows in the immediate vicinity. There is just one individual house on the northern side of Rainham Way within the conservation area. This area of the conservation area, and the host bungalow, are considered to have neutral features. The application site is prominent along Rainham Way as the road bends at this point, with one elevation facing onto Warley Way resulting in three of its four sides being publically visible.

The remodelling of the existing bungalow by way of extending upwards to create a first floor and transforming the appearance so that the dwelling appears as a house of the modern movement is out of character and scale in this location. The scale of the proposal is such that

it would appear prominent on the corner of Rainham Way and Warley Way while the first floor extension by its very nature and raised parapet wall will impact on the height relationship with the neighbouring properties. The proposal introduces new materials of white render and grey UPVC framed windows increasing the dwellings prominence while the new glass balustrade on the balcony which although is at the rear will be visible as you enter Rainham Way from Central Avenue which fails to satisfactorily relate to the neighbouring dwellings to the detriment of the conservation area.

The proposal seeks to replicate the form and detailing of inter-war early-modern dwellings that are interspersed through the Conservation Area. In replicating the appearance of these modernist dwellings, the proposals would undermine and downgrade their authenticity as buildings of historic and architectural interest, and diminish the contribution made by them to the significance of the Conservation Area contrary to Paragraph 206 of the National Planning Policy Framework.

It is considered that the proposal would result in less than substantial harm to the significance of the conservation area according to Paragraph 202 of the National Planning Policy Framework. As this is for extensions to a private dwelling there is no public benefit that outweighs the harm in this case.

02 Paragraph 130 f) of the National Planning Policy Framework seeks to ensure that developments create places...with a high standard of amenity for existing and future users.

The adopted Tendring District Local Plan (2007) "saved" Policy QL11 seeks to ensure that all new developments will not have a materially damaging impact on the privacy of nearby properties. Draft Policy SPL3 of the Tendring District Local Plan 2013 - 2013 and Beyond Publication Draft (June 2017) echoes these sentiments.

The proposal introduces a first floor with a south east side facing window and a balcony on the south west rear elevation.

The rear facing balcony introduces a new first floor position which will allow direct and harmful overlooking and loss of privacy to the rear private sitting out area of 2 Warley Way which is considered unacceptable. There are currently no first floor windows on the application site as Beccles is a bungalow with no first floor rooms or rooms in the roof.

<a href="#">21/01564/FULH</a> <a href="#">H</a> Approval - Full 08.11.2021 Delegated Decision	Mr and Mrs Masters	Proposed front entrance porch.	19 Hogarth End Kirby Cross Frinton On Sea Essex CO13 0TY
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

o PROPOSED AND EXISTING FLOOR PLANS AND ELEVATIONS (Received 6th September

<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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2021)

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

<a href="#">21/01597/FULH H</a> Approval - Full 12.11.2021 Delegated Decision	Mr Philip Hall - Hall Brothers of Colchester	Proposed double-glazed single storey garden room extension with a double-glazed lantern roof to the rear southeast elevation. Constructed from timber framed joinery, with rear bi- folding doors and painted in an anthracite colour.	Viking Oak Green Lane Walton On The Naze Essex CO14 8HA
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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.

o G21.12.2 (Received 13th September 2021)

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

<a href="#">21/01763/TPO</a> Approval - Full 12.11.2021 Delegated Decision		1 No. Oak - reduce by 30%	99 Kirby Road Walton On The Naze Essex CO14 8RB
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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.

<a href="#">21/01794/TCA</a> Approval - Full  Delegated Decision		1 No. Eucalyptus - Repollard	Saltings 26 The Crescent Frinton On Sea Essex CO13 9AP
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<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">21/01795/TCA</a> Approval - Full 12.11.2021 Delegated Decision		1 No. Sweet Chestnut - remove.	1 Holland Road Frinton On Sea Essex CO13 9DH
<a href="#">21/01796/TCA</a> Approval - Full 12.11.2021 Delegated Decision		1 No. Willow - pollard	60 Third Avenue Frinton On Sea Essex CO13 9EE
<a href="#">21/01774/TCA</a> Approval - Full 12.11.2021 Delegated Decision	The Secretary	1 No. Conifer Hedge - Reduce by 2 metres.	Frinton On Sea Lawn Tennis Club 36 Holland Road Frinton On Sea Essex CO13 9ES

### Great Bentley Parish Council

<a href="#">21/01548/FULH</a> <a href="#">H</a> Approval - Full 10.11.2021 Delegated Decision	Mr and Mrs Herbert	Proposed single storey side extension to form kitchen diner and bedroom.	Allen House The Path Great Bentley Colchester Essex CO7 8PN
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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.

o AH/GB/3 (Received 5th November 2021)

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

03 No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

<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 protect the amenity of nearby residential premises.

- 04 No materials produced as a result of the site development or clearance shall be burned on site. Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

Reason - To protect the amenity of nearby residential premises.

<a href="#">21/01594/VOC</a> Approval - Full 08.11.2021 Delegated Decision	Mr M Moorcroft	Variation of condition 2 of application 20/00468/FUL to allow for minor alterations including Air source heat pump.	The Forge Forge Lane Great Bentley Essex
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- 01 The development hereby permitted shall begin before 5th August 2023.

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:

20/00468/FUL  
DWG. NO. P03b and the Planning and Heritage Support Statement dated 23/3/2020.

21/01594/VOC  
DWG. NO. P01d and P02e.

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

- 03 Notwithstanding the provision of Article 3, Schedule 2 Part 2 Class C of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), the external timber weatherboarding of the building shall only be painted in black.

Reason - To preserve and enhance the character and appearance of the Conservation Area.

- 04 The full implementation of the scheme of redevelopment, which also provides for storage of materials, deliveries to the site and site worker parking shall be carried out in accordance with the details contained in the letter from Moorcroft Builders dated 18th March 2021 approved under 21/00596/DISCON on 25th May 2021 unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To reduce the impact of vacant sites in the historic built environment by ensuring the construction of the replacement building occurs within a reasonable and specified time period in order to preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN20 of the Adopted Tendring District Local Plan 2007 and in the interests of highway safety.

<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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05 Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order) no extensions, alterations to the roof, curtilage buildings, swimming pool, oil storage tanks, satellite dish, or means of enclosure (including fences, walls and gates) shall be erected/constructed without first obtaining planning permission.

Reason - To preserve and enhance the character and appearance of the Conservation Area, in accordance with Policy EN17 of the Adopted Tendring District Local Plan 2007

06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order), the garage forming part of the development hereby permitted shall be kept available for the purpose of garaging private motor vehicles only and no other purpose.

Reason - In the interests of highway safety.

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

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

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

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

**Great Bromley Parish Council**

***No determinations***

**Great Oakley Parish Council**

***No determinations***

**Harwich Town Council**

<a href="#"><u>21/01456/FULH</u></a> <u>H</u> Approval - Full 12.11.2021 Delegated Decision	Mr Robert Race	Proposed two storey side extension.	16 Seafield Road Dovercourt Harwich Essex CO12 4EH
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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.

<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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02 The development hereby permitted shall be carried out in accordance with the following approved plan: 16SR 003C, 16SR002 and 16SR001.

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

03 Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.

04 Each vehicular parking space shall have minimum dimensions of 2.5 metres x 5.0 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8

05 As indicated in the supporting information cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility will be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

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<a href="#"><u>21/01626/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 10.11.2021 Delegated Decision	Ms Beverley Mellor	Proposed single storey side extension and door replacement.	16 Second Avenue Dovercourt Harwich Essex CO12 3SQ
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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: 21/1885/101 A

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

### **Lawford Parish Council**



<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">21/01375/FUL</a> Approval - Full 12.11.2021 Delegated Decision	Peter Bell	Alteration to approval 20/01831/FUL to relocate the bungalow position.	89 Hungerdown Lane Lawford Manningtree Essex CO11 2LY

01 The development hereby permitted shall be begun before the expiration of three years from 21st April 2021.

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:- 1302/101 A, 1302/103 A and 1302/2; received 3rd August 2021.

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

03 There should be no obstruction above ground level within a 2.4-metre-wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the road junction I access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

04 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

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 dwelling the vehicular access shall be constructed centrally and 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 more than 4.5 metres (equivalent to 5 low kerbs), shall be retained at that width for 6 metres within the site and shall be provided with an appropriate vehicular crossing of the highway verge.

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

07 There shall be no discharge of surface water onto the Highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

08 The existing and redundant access as shown on drawing no. 1302/2 shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge immediately the proposed new access is brought into first beneficial use.

<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 the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

09 The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

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

10 Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason - To ensure that appropriate loading I unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.

11 No building or engineering operations authorised by this permission shall be commenced until the two existing agricultural buildings (subject of 20/01117/COUNOT and shown as being demolished on drawing 1302/2) on the site have been demolished and all materials resulting therefrom shall be cleared from the site.

Reason - The development hereby permitted has only been supported on the basis that the existing agricultural buildings be removed from the site to justify their replacement with a single dwelling which ordinarily would be contrary to the development plan which directs new development to sites within settlement development boundaries.

### **Little Bentley Parish Council**

***No determinations***

### **Little Bromley Parish Council**

***No determinations***

### **Little Clacton Parish Council**

<a href="#"><u>21/01485/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 10.11.2021 Delegated Decision	Mr Robert Cobb	Proposed erection of a new fence to front garden, dropped kerb and garden wall.	1 Alan Drive Little Clacton Clacton On Sea Essex CO16 9RH
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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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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- o CR2 (Received 19th August 2021)
- o CR3 (Received 19th August 2021)

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

- 03 Prior to first use, 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 in accordance with policy DM1.

- 04 No unbound material shall be used in the surface treatment of the vehicular access or driveway throughout.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

- 05 There shall be no discharge of surface water onto the Highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1

- 06 Any part of the existing access no longer required as shown on drawing no. Cr2 shall be suitably and permanently closed incorporating the reinstatement to full height of the highway footway / kerbing immediately the proposed new access is brought into first beneficial use.

Reason - To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with policy DM1.

### **Little Oakley Parish Council**

<a href="#"><u>21/01480/FUL</u></a> Approval - Full 12.11.2021 Delegated Decision	Mr Stephen Palmbay	Proposed erection of 2 no detached bungalows.	21 Mayes Lane Ramsey Harwich Essex CO12 5EJ
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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:- 6083\_P03, 6083\_P04, 6083\_P05 and 6083\_P06; received 18th August 2021.

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

- 03 Prior to occupation of the dwellings a 1.5 metre x 1.5 metre pedestrian visibility splay, as

<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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measured from and along the boundary, shall be provided on both sides of each 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.

04 Any proposed boundary planting shall be planted a minimum of 1 metre back from the boundary of the private drive and any visibility splay and retained free of obstruction above 600mm at all times.

Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

05 No unbound material shall be used in the surface treatment of the vehicular access or private drive throughout.

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

06 Prior to occupation of the dwellings each vehicular access shall be constructed at right angles to the boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be more than 4.5 metres (equivalent to 5 drop kerbs), 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/ verge.

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

07 There shall be no discharge of surface water onto the carriageway.

Reason -To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

08 Each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles.

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

09 All single garages should have a minimum internal measurement of 7m x 3m.

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

10 Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the carriageway.

Reason - To ensure that appropriate loading / unloading facilities are available to ensure that the carriageway is not obstructed during the construction period in the interest of highway safety.

11 Given the site proximity to a piece of historical, registered contaminated land, a Watching Brief be conditioned and adhered to throughout the demolition and construction phase. In the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the

notification. Minimum requirements for dealing with unexpected ground conditions being encountered during construction are as follows:-

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or treatment of material on site to meet compliance targets so it can be re-used; or removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

Reason - To protect site workers and end users.

- 12 In order to minimise potential nuisance caused by demolition/construction works:-
  - o No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.
  - o No materials produced as a result of the site development or clearance shall be burned on site.

Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

<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 protect the amenity of nearby residential premises.

- 13 Any lighting of the development will be located, designed and directed or screened so that it does not cause avoidable intrusion to adjacent residential properties/ constitute a traffic hazard/cause unnecessary light pollution outside the site boundary. "Avoidable intrusion" means contrary to the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers.

Reason - In the interest of protecting residential amenity.

- 14 No above ground works 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.

Reason - This is a publicly visible building where an appropriate landscaping scheme is a visually essential requirement.

### **Manningtree Town Council**

<a href="#"><u>21/01595/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 08.11.2021	Rowena Nelson	Proposed first floor extension to rear.	18 Brook Street Manningtree Essex CO11 1DR
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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.
- o 0323/PL/10 (Received 13th September 2021)
  - o 0323/PL/11 (Received 13th September 2021)
  - o 0323/PL/12 (Received 13th September 2021)

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

### **Mistley Parish Council**

<a href="#"><u>21/00883/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 10.11.2021 Delegated Decision	Mr Michael White	Installation of 12 solar panels to south facing elevation of roof	Old Orchard House Norman Road Mistley Manningtree Essex CO11 1DA
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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 plan: HPA.005 A and HPA.006 B.

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

<a href="#">21/01765/TCA</a> Approval - Full 12.11.2021 Delegated Decision	Mr Kevin Misselbrook	1 No. Twisted Willow - reduce to approx 13ft in height, 1 No. Holly - reduce to approx 12-13ft.	2 Millers Reach Mistley Manningtree Essex CO11 1PX
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### **Ramsey & Parkeston Parish Council**

<a href="#">21/00376/DETAI</a> <a href="#">L</a> Approval - Reserved Matters/Detailed 11.11.2021 Committee Decision	Olushanu - Mayes Lane SPV Ltd	Application for reserved matters following approval of outline consent 19/00917/OUT for the development of 31 dwellings and 10 almshouse type bungalows for older persons and associated open space, incorporating details to discharge of conditions 8 (vehicular access - Ramsey Road), 9 (vehicular access - Mayes Lane), 11 (surface water discharge), 12 (estate roads and footways), 13 (construction method statement), 16 (landscape management plan), 22 (surface water drainage), 24 (archaeology) and 26 (construction phasing) of outline consent 19/00917/OUT.	Land to The South of Ramsey Road and East of Mayes Lane Ramsey Essex CO12 5EW
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01 The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos:

IA20/168/1110-P1 - Drainage Details  
IA20/168/1010-P1 - Drainage Details 1

<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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IA20/168/1000-P1 - Drainage Layout  
 IA20/168/1011-P2 - Drainage Details 2  
 0825\_A\_SC\_01A - Construction/Phasing Plan  
 0825\_A\_SC\_17B - Tenure Plan  
 0825\_A\_SC\_14B - Phasing Plan  
 0825\_A\_SC\_10C  
 0825\_A\_SC\_9C  
 0825\_A\_SC\_8C  
 0825\_A\_SC\_7C  
 0825\_A\_SC\_6C  
 0825\_A\_SC\_5C  
 0825\_A\_SC\_4C  
 0825\_A\_SC\_3C  
 0825\_A\_SC\_2C  
 0825\_A\_SC\_21  
 0825\_A\_SC\_19A  
 0825\_A\_SC\_16C  
 0825\_A\_SC\_15C  
 0825\_A\_SC\_13C  
 0825\_A\_SC\_07F  
 0825\_A\_SC\_01E  
 0825 - Accommodation Schedule  
 IA20/168/1140/P4 - Amended Mayes Lane Section 278 Works  
 IA20/168/1130 P3 - Amended Ramsey Road Section 278 Works  
 IA20/168/1122 P2 - Amended Adoptable Highway Long Sections  
 IA20/168/1121 P3 - Amended Adoptable Highway Contours Plan  
 IA20/168/1120 P3 - Amended Adoptable Highway Setting Out  
 IA20/168/1100 P3 - Amended Externals Layout  
 254\_404 P04 - Amended Planting Plan - West  
 254\_402 P03 - Amended Planting Plan - South  
 254\_400 P03 - Amended Structure Planting Plan  
 254\_401 P03 - Amended Planting Plan - North  
 North Essex Homes - Construction Method Statement  
 Written Scheme of Investigation (June 2021 as prepared by L-P : Archaeology)  
 Aboricultural Report - (as prepared by greenlight environmental consultancy)  
 0825\_A\_SC\_20 - Tree Protection Plan  
 254\_D\_001 Landscape Management Plan

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

02 All changes in ground levels, hard landscaping, planting, seeding or turfing shown the approved landscaping details drawing no's; 254\_404 P04 - Amended Planting Plan - West, 254\_402 P03 - Amended Planting Plan - South, 254\_400 P03 - Amended Structure Planting Plan and 254\_401 P03 - Amended Planting Plan - North 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 implementation of the approved scheme and adequate maintenance of the landscaping for a period of five years in the interests of amenity.

03 Prior to the occupation of any of the proposed development the internal road site access and



<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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footway layout shall be provided in principle and accord with Drawing Numbers:

- IA20/168/1100 Rev. P3 Externals Layout.
- IA20/168/1120 Rev. P3 Adoptable Highway setting out
- IA20/168/1130 Rev. P3 Ramsey Road - section 278 works
- IA20/168/1140 Rev. P4 Mayes Lane - section 278 works
- Construction Method Statement.

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

04 Prior to occupation of the development a 1.5 metre x 1.5 metre clear visibility above a height of 600mm, as measured from and along the boundary, shall be provided on both sides of all vehicular accesses. 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 Any proposed boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

06 The development shall not be occupied until such time as the associated car parking and turning areas have been provided and made available for use in accord with the approved plans. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

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

07 The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

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

08 The tree protection measures outlined on drawing no. 0825\_A\_SC\_20 shall be adhered to throughout the construction phase.

Reason - To ensure the retention of the mature trees/hedges located within the application site in the interests of amenity.

09 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2016 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling and no outbuildings shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interest of amenities of the occupants of the neighbouring and proposed properties.

- 10 i) A comprehensive Phase II Intrusive Site Investigation for contaminants or gases likely to be associated with previous uses of the land shall be submitted to and approved in writing by the Local Planning Authority (LPA) prior to commencement of any ground works. Such a scheme shall include provision for further soil sampling after treatment in order to ensure compliance with LPA requirements and shall include measures to protect site workers and end users of the site, vegetation, services (particularly water pipes) and structures on the site as appropriate. It shall, where necessary, identify required remediation measures and programmes along with consequent impacts on development phasing.
- ii) Where unexpected ground conditions are being encountered during construction/ground works, it shall be reported in writing immediately to the LPA and no further works or development shall be carried out on that part of the site affected by the ground conditions until such time as the LPA responds to the notification and until a suitable reclamation strategy has first been drawn up, submitted to, and approved in writing by the LPA.

Reason: To protect the health of site workers, existing nearby residents, and end users.

- 11 Prior to above ground works, a scheme for the provision of electric vehicle charging facilities for the dwellings hereby approved shall have first been submitted to and approved in writing by the local planning authority. Thereafter the charging facilities shall be installed in a working order prior to first occupation of the dwelling.

Reason: In order to promote sustainable transport.

- 12 Prior to the occupation of any dwelling a scheme detailing how a minimum of 20% of the energy needs generated by the development can be achieved through renewable energy sources shall be submitted to and approved in writing by the local planning authority. The scheme shall detail the anticipated energy needs of the scheme, the specific renewable technologies to be incorporated, details of noise levels emitted (compared to background noise level) and how much of the overall energy needs these will meet and plans indicating the location of any external installations within the development. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate.

### **St Osyth Parish Council**

<a href="#"><u>21/00487/FUL</u></a> Approval - Full 12.11.2021 Delegated Decision	Mr R O'Dell	Proposed retention of 2no. stable blocks and tack room for private use.	Land East of High Birch Farmhouse High Birch Road Weeley Clacton On Sea Essex CO16 9BU
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Block Plan - Scanned 09 March 2021

<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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- Stable A Floor Plan - Scanned 09 March 2021
- Stable A Front Elevation - Scanned 09 March 2021
- Stable A Rear Elevation - Scanned 09 March 2021
- Stable A Side Elevation - Scanned 09 March 2021
- Stable B Floor Plan - Scanned 09 March 2021
- Stable B Front Elevation - Scanned 09 March 2021
- Stable B Rear Elevation - Scanned 09 March 2021
- Stable B Side Elevation - Scanned 09 March 2021

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

- 02 Within 1 month of the date of this decision, details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The works as approved are to be completed within 3 months of the date of this decision unless otherwise agreed in writing by the Local Planning Authority.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 03 There shall be no burning of horse manure on the site at anytime.

Reason- The site is in the proximity of residential dwellings and therefore suitable control is necessary in order to protect the amenities of residents of such properties.

- 04 The stables and paddock land hereby approved shall be used solely in connection with the private stabling of horses and no business or commercial use including livery or riding school activities shall be carried on from the site whatsoever.

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

- 05 No floodlighting or other means of external lighting shall be installed at the site except in accordance with details (to include position, height, aiming points, lighting levels and a polar luminous diagram) which shall have previously been submitted to and agreed in writing by the Local Planning Authority.

Reason - To secure an orderly and well designed development sympathetic to the character of the area and in the interests of residential amenity.

## **Tendring Parish Council**

### **No determinations**

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

<a href="#"><u>21/01633/LUPR</u></a> <a href="#"><u>OP</u></a> Lawful Use Certificate Granted 11.11.2021 Delegated Decision	Mr and Mrs Carey	Proposed single storey extension to existing dwelling.	39 Frinton Road Thorpe Le Soken Clacton On Sea Essex CO16 0HZ
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<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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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#"><u>21/01761/TPO</u></a> Approval - Full 12.11.2021 Delegated Decision		1 No. Copper Beech - reduce by 20%.	The Rolph House High Street Thorpe Le Soken Clacton On Sea Essex CO16 0DY
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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.

<a href="#"><u>21/01823/TCA</u></a> Approval - Full 12.11.2021 Delegated Decision	Mrs Gina Gabriel	2 No. Acer Sycamore Trees - reduce by 50%	White Thorn Lodge New Town Road Thorpe Le Soken Clacton On Sea Essex CO16 0ER
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**Thorrington Parish Council**

***No determinations***

**Weeley Parish Council**

***No determinations***

**Wix Parish Council**

***No determinations***

**Wrabness Parish Council**

***No determinations***