

<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

<u>21/01657/FULHH</u> Approval - Full 19.11.2021 Delegated Decision	Mrs B Crees	Proposed single storey rear extension.	Broomlands Ford Lane Alresford Colchester Essex CO7 8AZ
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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. P02
Drawing No. P01 Revision B

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

Ardleigh Parish Council

<u>21/01388/DETAI</u> <u>L</u> Approval - Reserved Matters/Detailed 17.11.2021 Delegated Decision	Rusden Ltd	Reserved matters application for the erection of 4no. dwellings and associated garaging considering details of appearance, landscaping, layout and scale, pursuant to outline planning consent 19/00968/OUT (allowed on appeal APP/P1560/W/19/32440 87).	Cherrytree Farm Harwich Road Ardleigh Colchester Essex CO7 7LT
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans/documents; 704/2, 704/8, 704/9, 704/10, 704/11, 704/12, 704/13, 8806-D AIA A, Hayden's Arboricultural Consultants Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Projection Plan Revision A dated 08/06/2021.

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

- 02 Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads and footways are constructed to an acceptable standard, in the

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interests of highway safety

- 03 Prior to the commencement of any above ground works full details of the materials to be used in the external construction of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the dwellings are first occupied.

Reason - In order that the external appearance of the development is satisfactory.

- 04 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. Specifically detailing all materials proposed and tree specification or list of species to be planted.

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

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

Reason - To ensure the adequate retention and maintenance of the approved landscaping scheme for a period of five years in the interests of visual amenity, the quality of the development and the character of the area.

- 06 Prior to the occupation of any of the proposed development the internal road and footway layout and garages shall be provided in principle and accord with Drawing Numbers:

- 704/2 Proposed site layout plan.
- 704/12 Proposed garage elevations and floor plans.

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

- 07 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 each vehicular access (Plot 6). 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

- 08 The 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

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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

- 09 The development shall not be occupied until such time as a car parking and turning areas has been provided in accord with current Parking Standards. 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.

- 10 Prior to occupation of the dwellings hereby approved, 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 free of charge

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

- 11 The tree protection measures outlined on drawing no. 8806-D-AIA A shall be adhered to throughout the construction phase.

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

- 12 Each dwelling shall be provided with an electric vehicle charging point. The charging point shall be provided prior to occupation of each such dwelling.

Reason - In the interests of sustainability and to accord with the requirements of Paragraph 112 e) of the Framework (2021) which states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Beaumont Parish Council

No determinations

Bradfield Parish Council

No determinations

Brightlingsea Town Council

No determinations

Clacton-on-Sea

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<u>21/01583/FULH</u> <u>H</u> Approval - Full 16.11.2021 Delegated Decision	Mr and Mrs Lucas	Proposed single storey side extension.	52 Bedford Road Holland On Sea Clacton On Sea Essex CO15 5LF
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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 A (Received 21st September 2021)

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

<u>21/01654/FULH</u> <u>H</u> Approval - Full 16.11.2021 Delegated Decision	Mr Miller	Proposed rear conservatory.	2 Nightingale Close Clacton On Sea Essex CO15 4LS
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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: BP, 101 and 103.

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

<u>21/01669/FULH</u> <u>H</u> Approval - Full 16.11.2021 Delegated Decision	Mr D Sudra	Proposed single storey rear and side extension, removal of chimneys, render and 2 roof lights to the side and 2 roof lights to the rear.	40 Bockings Grove Clacton On Sea Essex CO16 8DP
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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.

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02 The development hereby permitted shall be carried out in accordance with the following approved plan: PL12 A.

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

<u>21/01705/FULH</u> <u>H</u> Approval - Full 16.11.2021 Delegated Decision	Mr Brook	Proposed part first storey part single storey rear extension.	73 Jameson Road Clacton On Sea Essex CO15 2AW
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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: 1.1 REV A.

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

<u>21/01833/TPO</u> Approval - Full 18.11.2021 Delegated Decision	Mr Thomas Opperman	1 No. Oak - trim overhanging branches.	Adjacent to 7 Cranleigh Close Clacton On Sea Essex CO16 8XP
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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.

Elmstead Market Parish Council

<u>21/01670/FULH</u> <u>H</u> Approval - Full 17.11.2021 Delegated Decision	Mr and Mrs Ward	Proposed single storey front extension.	La Yenka Clacton Road Elmstead Colchester Essex CO7 7DA
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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.

o PA-10 (Received 28th September 2021)

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

<u>21/01821/TPO</u> Approval - Full 18.11.2021 Delegated Decision	Mr Steve Williams - Hills Residential Construction Ltd	The removal of dead and decaying branches and flailing of significantly overhanging branches to the eastern boundary of the site.	Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB
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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.

Frating Parish Council

No determinations

Frinton & Walton Town Council

<u>21/01586/FULH</u> <u>H</u> Approval - Full 17.11.2021 Delegated Decision	Paul and Maria Scottow	Proposed front hipped roof amended to gable for loft conversion.	5 Southview Drive Walton On The Naze Essex CO14 8EP
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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 0347/PL/04 (Received 9th September 2021)
- o 0347/PL/03 A (Received 24th September 2021)
- o 0347/PL05 A (Received 24th September 2021)

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

21/01832/TCA Approval - Full 18.11.2021 Delegated Decision	Mrs Nicola Percival	2 No. Eucalyptus - trim branches overhanging into neighbours property.	60 Old Road Frinton On Sea Essex CO13 9BY
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21/01844/TCA Approval - Full 19.11.2021 Delegated Decision		1 No. Cherry (T1)- reduce to previous points. 1No. Prunus (T2)- reduce to previous points. 1 No. Ash (T3)- reduce to previous points. 1 No. Yew (T4)- reduce height by 2m and shape. 1 No. Yew (T5)- reduce height by 2-3m and shape. 1 No. Sycamore (T6)- re- pollard. 1 No. Eucalyptus (T7)- reduce height by 3m and shape. 1 No. Ash (T8)- remove.	9 Second Avenue Frinton On Sea Essex CO13 9ER
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21/01849/TCA Approval - Full 19.11.2021 Delegated Decision	Mrs Carol Dangerfield	2 No. trees - remove.	99 Old Road Frinton On Sea Essex CO13 9BX
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21/01853/TCA Approval - Full 19.11.2021 Delegated Decision	Mr Martin Tinsley	1 No. Conifer - remove, 1 No. Pear, Eucalyptus and Viburnum - remove, 1 Row of small conifers - remove.	28 Second Avenue Frinton On Sea Essex CO13 9ER
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Great Bentley Parish Council

21/01846/TCA Approval - Full 19.11.2021 Delegated Decision		2 No. Eucalyptus - remove, 1 No. Apple Tree - prune.	The Pightle Thorrington Road Great Bentley Colchester Essex CO7 8PR
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Great Bromley Parish Council

No determinations

Great Oakley Parish Council

No determinations

Harwich Town Council

21/00426/FUL Approval - Full 19.11.2021 Delegated Decision	Mr Lomas - M D Ipswich Limited	Proposed erection of two pairs of semi-detached dwellings.	723 Main Road Harwich Essex CO12 4LZ
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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 strict accordance with the following approved plans:

- Drawing Number 2020053/01, Rev A, Site Location and Block Plan
- Drawing Number 2020053/03, Rev B, Proposed Site Layout
- Drawing Number 2020053/04, Rev B, Proposed Typical Floor Plans
- Drawing Number 2020053/05, Rev A, Proposed Elevations Plots 1 and 2
- Drawing Number 2020053/06, Rev A, Proposed Elevations Plots 3 and 4
- Drawing Number 2020053/07, Rev A, Proposed Street Scene

Reason: In the interests of proper planning and for the avoidance of doubt.

03 Prior to the commencement of development a Phase II Site Investigation Report shall have first been submitted to and approved in writing by the local planning authority. Where remediation measures are shown to be necessary in the Phase II Site Investigation Report, and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to and approved in writing by the local planning authority. Where ground conditions show it to be necessary, details of a gas mitigation shall be provided. The Remediation Statement shall include a programme for all works and for the provision of subsequent Verification Reports.

Reason: To ensure that the presence of contamination is identified, risks assessed, and proposed remediation works agreed in order to make the site suitable for residential use.

04 If during the course of development any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a Verification Report for all the

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remediation works shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the presence of contamination is identified, risks assessed, and proposed remediation works agreed in order to make the site suitable for residential use.

05 Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall have first been submitted to and approved in writing by the local planning authority. The CEMP should consider and address the following:

a) Noise Control:

i) The use of barriers to mitigate the impact of noisy operations where possible.

ii) The selection and use of machinery to operate on site and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.

iii) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).

iv) Prior to the commencement of any piling works which may be necessary a full method statement shall be agreed in writing with the local planning authority, including a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents. If there is a requirement to work outside of the recommended hours, the applicant or contractor should submit a request in writing for approval prior to the commencement of these works.

b) Emission Control

i) All waste arising from any demolition, ground clearance and construction processes to be recycled or removed from the site shall be subject to agreement with the Local Planning Authority.

ii) No materials produced as a result of the site development or clearance shall be burned on site.

iii) All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

iv) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason: In order to protect neighbouring residential amenity.

06 Prior to the commencement of development, including any ground works or demolition, a Construction Management Plan (CMP) shall have first been submitted to and approved in writing by the local planning authority. Thereafter the CMP as may have been approved shall be adhered to throughout the construction period. The Plan shall provide for:

i) The parking of vehicles of site operatives and visitors.

ii) Loading and unloading of plant and materials.

iii) Storage of plant and materials.

iv) Wheel and underbody washing facilities.

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Reason: To ensure that on-street parking of these vehicles on adjoining streets does not occur, and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM 1.

07 Prior to above ground works a scheme for the provision of electric vehicle charging facilities for each dwelling shall have first been submitted to and approved in writing by the local planning authority. Thereafter the charging facilities as may have been approved shall be installed in a working order, prior to first occupation of the respective plot.

Reason: In order to promote sustainable transport and contribute towards addressing climate change.

08 Prior to above ground works a scheme detailing how a contribution towards the energy needs arising from 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 consider the use of solar photovoltaic panels, and include plans indicating the location of any external installations. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to secure an element of renewable energy generation so as to contribute towards addressing the climate change implications of the development.

09 Notwithstanding the details shown on the layout plan hereby approved under Condition 2 above, prior to above ground works a hard and soft landscaping scheme shall have first been submitted to and agreed in writing by the local planning authority. The scheme shall include details of all boundary treatment, including measures to address inter-visibility between ground floor bi-fold windows of Plots 2 and 3, and soft landscaping to the front of the site (between parking spaces, and at the sides of the site).

Thereafter, hard landscaping and boundary treatment shall be implemented in accordance with the details which may have been agreed. Soft landscaping shall be implemented in accordance with the approved details in the first planting season following substantial completion of the respective plot. Any species planted becoming diseased or dying within 3 years of planting shall be replaced to the satisfaction of the local planning authority.

Reason: In the interests of privacy, visual amenity, and biodiversity enhancement.

10 Prior to the application of external materials or finishes, including to the roof and any rainwater goods, precise details of all external materials and finishes shall have first been submitted to and approved in writing by the local planning authority. Thereafter the development shall take place in accordance with the details as may have been approved.

Reasons: In the interests of visual amenity.

11 Prior to first occupation a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall have been provided on both sides of the vehicular accesses. Such pedestrian visibility splays shall be retained free of obstruction above 600mm at all times. 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 on the adjoining public highway, in the interest of highway safety and in accordance with policy DM1.

12 Prior to first occupation the existing limited waiting restriction located partly on Main Road and across the proposed vehicular accesses shall have first been revoked.

Reason: To ensure that all vehicular traffic using the accesses may do so in a controlled manner and

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without obstruction, in the interests of highway safety and in accordance with Policy DM 1 and 17.

- 13 Prior to first occupation the vehicular access for each dwelling shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall not exceed 6 metres, and shall be retained at that width for 6 metres within the site, and with an appropriate vehicular crossing.

Reason: to ensure that vehicles can enter and leave the highway in a controlled manner, in the interest of highway safety and in accordance with policy DM1.

- 14 Prior to first occupation the vehicle parking areas indicated on the approved plans shall have first been hard surfaced and sealed. The vehicle parking areas shall be retained for the lifetime of the development free of obstruction for their intended purpose.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and so that appropriate parking is provided in accordance with Policy DM8.

- 15 Prior to first occupation the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling for sustainable transport, approved of 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, in accordance with policies DM9 and DM10.

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

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

- 17 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 and to ensure accordance with policy DM1.

- 18 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 planting does not encroach upon the highway or interfere with the passage of highway users, to preserve the integrity of the highway, and in the interests of highway safety in accordance with Policy DM1.

- 19 Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

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

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

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Reason: To ensure appropriate cycle parking is provided, in the interest of highway safety and amenity, and in accordance with Policy DM8.

- 21 No vehicle connected with the works shall arrive on site before 07:30 or leave after 19:00 (except in emergency). Working hours shall be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday), with no working of any kind permitted on Sundays or Public/Bank Holidays.

Reason: In order to protect neighbouring residential amenity.

- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the first-floor landing window to Plot 1 shall be glazed with obscure glass to at least level 3 obscurity, fixed and non-opening, and thereafter retained as such.

Reason: In order to protect neighbouring residential privacy.

21/00961/VOC Approval - Full 17.11.2021 Delegated Decision	Mr Kelvin Smith	Variation of Condition 2 (Approved Plans) of Planning Permission ref: 20/01001/FUL (Proposed erection of two 4 bedroom detached dwellings and associated hard and soft landscaping). Variations to make better and more spacious living accommodation for future occupiers.	Land Between 71 and 77 Dockfield Avenue Dovercourt Essex
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- 01 The development hereby permitted shall be begun before the expiration of three years from 29th October 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: 338-20, 338-22, 338-23, 338-24, 338-25, 338-26 and 338-27; received 25th May 2021.

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

- 03 Hard and soft landscaping shall be carried out in accordance with the scheme of landscaping approved under 21/00963/DISCON on 11th October 2021.

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

- 04 Prior to occupation of each dwelling, each vehicular access at its centre line shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres by 28 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by

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vehicular traffic and retained free of any obstruction at all times.

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

05 Prior to occupation of each dwelling 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.

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

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

07 Prior to occupation of the development each 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 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 dropped kerb vehicular crossing of the footway/highway verge.

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

08 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.

09 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.

10 Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

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

11 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.

12 Cycle / Powered Two-wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

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

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13 The public's rights and ease of passage over public footpath no.3 (Harwich_169) shall be maintained free and unobstructed at all times.

Reason -To ensure the continued safe passage of the public on the definitive right of way and accessibility.

14 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.

15 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the first-floor window in the north-west elevation (plot 75) and the south-east elevation (plot 73) shall be glazed in obscure glass 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 adjoining property.

16 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no additional windows shall be inserted at first floor level in the north west elevation or south east elevations of either plot 73 or plot 75 except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

<u>21/01488/VOC</u> Approval - Full 17.11.2021 Delegated Decision	Paul Munday - Funding Affordable Homes Harwich (EC & LD) Sar	Variation to condition 19 of planning permission ref 13/01402/FUL, dated 17/11/2014 to allow the extra care apartments to be permitted to be occupied by persons of 45+ years of age or older who are in need of care and assistance (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended).	Rosebank Park Main Road Harwich Essex CO12 4FY
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01 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan Drawing No. 00-001 (as submitted and approved under 13/01402/FUL)

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

00 Other than the staff room/office and any guest room, the extra car apartments hereby

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permitted shall be occupied by persons of 45 years of age or older (and by their partners sharing accommodation or surviving partners and the learning disability/assisted care living unit shall be occupied by persons that are in need of care or assistance (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended). The development shall not be occupied for any other purpose including any other purpose in C3 or C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification), including as a secure hospital or secure care facility, without express permission of the Local Planning Authority.

Reason - An unfettered residential (Class C3 use) or a secure hospital or care facility (Class C2a use) would have an impact on residential amenity over and above that of an extra care facility or as a learning disability/assisted care living unit by reason of the additional security means required and the levels of amenity space and parking areas would be substandard for a C3 residential use, therefore the condition is in accordance with Policy COM5 (iii) of the Tendring District Local Plan 2007.

21/01634/LUPR OP Lawful Use Certificate Granted 19.11.2021 Delegated Decision	Mr Gary Gardener	Proposed rear single storey extension to the existing detached garage building to provide ancillary office space to the host dwelling building.	Gate House Parkeston Road Dovercourt Harwich Essex CO12 4NX
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01 The proposed development constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class E of the Town & Country planning (General Permitted Development) (England) Order 2015 (as amended).

21/01656/LUPR OP Lawful Use Certificate Granted 19.11.2021 Delegated Decision	Ms J Rich	Proposed loft conversion, including a rear facing dormer and front facing roof lights.	19 Park Road Dovercourt Harwich Essex CO12 3BJ
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01 The proposed development constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class B and Class C of the Town & Country planning (General Permitted Development) (England) Order 2015 (as amended).

Lawford Parish Council

No determinations

Little Bentley Parish Council

No determinations

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Little Bromley Parish Council

No determinations

Little Clacton Parish Council

No determinations

Little Oakley Parish Council

No determinations

Manningtree Town Council

No determinations

Mistley Parish Council

<u>21/01847/TCA</u> Approval - Full 19.11.2021 Delegated Decision	Fairhall	1 No. Silver Birch - reduce by up to 3.5 m.	Elm House Trinity Road Mistley Manningtree Essex CO11 2HL
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Ramsey & Parkeston Parish Council

<u>21/00430/FUL</u> Approval - Full 16.11.2021 Delegated Decision	Mr Carl Richardson - Burnt House Farm Developments Ltd	The re design of the northern parcel of the original application site (Ref: 18/01726/FUL) replacing one detached house and separate annex over a garage with 1no. three-bedroom house and 1no. four- bedroom house and 1no. five bed house	Burnt House Farm Site B Oakley Road Dovercourt Harwich Essex CO12 5DW
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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 Drawing Nos:

- P - 002 b Amended plot 6 (site b) - proposed floor plans and elevations
- P - 003 b Amended plot 7 - proposed floor plans and elevations
- P - 010 a Amended plot 8 - proposed floor plans and elevations
- P - 011 Amended plot 8 - proposed second floor plan and roof plan

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P - 001 d		Amended site layout plan	
1490-re-09-15-02 rev b		Flood warning and evacuation plan	
214942-ccl-xx-00-dr-c-3500 p03		Private drainage phase 2	

P - 001 c	Amended block plan - proposed layout plan - site b		
P 005	Farm sites a and b		
P - 004	Site plan		

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

03 Prior to the occupation of the development the internal layout shall be provided in principle with drawing number:

- Drawing: P - 001 D Amended block plan - proposed layout plan - site b

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

04 Prior to the first occupation of the development the provision of the following:

- A 2-metre-wide footway across the entire site frontage including relocation/replacement of electricity poles/lighting, removal of redundant kerbing and replacement with upstand kerb and footway, relocation/replacement of signage and any associated drainage works.
- The provision of a set of dropped kerbs on either side of Oakley Road at each end of the new section of footway to connect to the existing footway on the west side of Oakley Road.
- Works to Public Footpath 21 (Ramsey) insofar as it passes through the application site to include signage, timber edging strips and surfacing with road plainings or similar to a minimum width of 2metres.

Reason: To facilitate access to the local footway network, bus stop and public rights of way network in the interests of accessibility and 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 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

07 Any boundary planting shall be set back an absolute minimum of 1 metre from the edge of the new footway and visibility splays, any boundary planting or fencing shall be set back an absolute minimum of 1 metre from Public Footpath 21 (Ramsey).

Reason: To ensure that the future outward growth of the planting does and any fencing 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.

08 The Cycle / Powered two-wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason: To ensure appropriate cycle / powered two-wheeler parking is provided in the interest of highway safety and amenity.

- 09 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution 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. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

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

- 10 Prior to the commencement of any demolition or construction works, the applicant (or their contractors) shall submit a full method statement to, and receive written approval from, the Local planning Authority. This should at minimum include the following -

Highway Movements

- A. the parking of vehicles of site operatives and visitors
- B. loading and unloading of plant and materials
- C. storage of plant and materials used in constructing the development
- D. wheel and underbody washing facilities
- E. all bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Noise Control

- A. The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.
- B. 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 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- C. The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.
- D. Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
- E. Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.
- F. If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

Emission Control

- A. All waste arising from the demolition process, ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
- B. No materials produced as a result of the site development or clearance shall be burned on site.
- C. All reasonable steps, including damping down site roads, shall be taken to minimise dust and

- litter emissions from the site whilst works of construction and demolition are in progress.
- D. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason - To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety. 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), to protect the amenity of nearby residential premises.

- 11 Any lighting of the site under development shall 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 Professionals.

Reason - To protect the amenity of nearby residential premises

- 12 No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard (including boundary treatments) and soft landscaping 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." Special attention should be given to the planting on northern section of the site creating a buffer zone between plot 8 and 6 Southall Cottages to the north west, this should contain suitable tree planting.

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

- 13 Structural landscaping shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development and other landscaping in a 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 a satisfactory development in terms of landscape appearance, character and functionality and ensure the earliest and practicable implementation of new planting required to mitigate the impact of the development.

- 14 Prior to slab level a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- Purpose and conservation objectives for the proposed enhancement measures;
- detailed designs to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans;
- persons responsible for implementing the enhancement measures;
- details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that

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manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

15 The development hereby permitted shall not be occupied until a fibre optic broadband connection installed on an open access basis and directly accessed from the nearest suitable exchange, incorporating the use of resistant tubing, has been installed at the site, in accordance with details that shall be submitted to and approved in writing by the local planning authority.

If it is not possible to achieve this standard of connection, and this can be evidenced through consultation with local internet providers that this would not be possible, practical or economically viable, details of an alternative superfast wireless service should be submitted to and approved in writing by the local planning authority. Thereafter the details shall be implemented as approved.

Reason - To ensure the development is able to be equipped with high speed broadband to enable opportunities for web - based communication and homeworking.

16 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.

17 There shall be no installation of any additional external street lighting, unless the details have first been submitted to and approved in writing by the Local Planning Authority.

Reason - Due to the position of the site in relation to the nearby neighbouring properties. In the interests of the visual amenities and residential amenities of the area and to avoid light pollution in the Countryside.

18 All first floor side W.C, ensuite or Bathroom windows shall be non-opening unless; the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window shall be glazed with obscure glass with a degree of obscurity equivalent to Pilkington level 5 and shall be permanently maintained thereafter as obscure glazed.

Reason - To protect residential amenity

19 Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no outbuildings or separate buildings shall be erected within the curtilage of Plots 6, 7 and 8 hereby permitted without planning permission having been obtained from the Local Planning Authority.

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

20 The flat roof area to the rear outshot of plot 8 shall not be used as a balcony, roof garden or similar amenity area without a further grant if specific permission in writing from the Local Planning Authority.

Reason - In the interest of residential amenity.

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21 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 eastern and southern 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 character of the surrounding area.

22 All new external materials and finishes, shall match the existing original materials used in application 18/01726/FUL, in respect of using materials of a matching form, composition, colour and finished appearance, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The development is publicly visible and therefore sympathetic materials are a visually essential requirement.

23 No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

o Please provide drainage calculations for 1 on 30 year event plus 40% climate change
A final drainage plan which details which provides FFL. A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason:

- o To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- o To ensure the effective operation of SuDS features over the lifetime of the development.
- o To provide mitigation of any environmental harm which may be caused to the local water environment
- o Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

24 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

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Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

25 should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

26 An electric vehicle charging point shall be provided for the approved dwelling prior to first occupation.

Reason: In the interests of sustainable transportation.

St Osyth Parish Council

<u>21/00240/FUL</u>	<i>Brightlingsea</i>	<i>Proposed new ferry</i>	<i>Point Clear</i>
<i>Approval - Full</i>	<i>Town Council -</i>	<i>landing stage involving a</i>	<i>St Osyth</i>
<i>15.11.2021</i>	<i>Mr John Carr</i>	<i>raised boardwalk that</i>	<i>Essex</i>
<i>Delegated</i>		<i>connects the seawall</i>	<i>CO16 8NG</i>
<i>Decision</i>		<i>with the floating pontoon.</i>	

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

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

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

Proposed elevation a-a received 11 February 2021

Proposed elevation b-b received 11 February 2021

S21/ww1-ga Proposed elevation c-c - walkway general arrangement - plan and elevations received 11 February 2021

Site location plan 1:1250 received 11 February 2021

Block plan 1:1000 received 11 February 2021

Block plan 1:500 received 11 February 2021

Habitat regulations assessment received 11 February 2021

Strategic appraisal received 11 February 2021

WFD impact assessment received 11 February 2021

Archaeology report received 11 February 2021

Ecological assessment received 30 May 2021

Ferry landing stage - archaeological survey addendum received 04 Oct 2021

Amended design and methodology report received 27 Sep 2021

Colne marina - archaeological survey addendum received 27 Sep 2021

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

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03 Unless otherwise agreed by the Environment Agency, the operator shall ensure the Environment Agency, its agents and contractors have unimpeded access to the Brightlingsea Creek flood defence embankment (Asset ID no. 145640 - Point Clear Back Wall) and thereafter referred to as the flood defence embankment, in the manner and times set out below:

- Access is required at all times to the flood defence embankments to carry out inspection or maintenance of the asset with vehicles or machinery on foot.
- Access is required for grass cutting, which is carried out annually in late summer or autumn. Access for this activity is required across the full landward face of the embankment and along the crest by remote control plant or small ride on plant. The widest machine that may be used for this is 2110mm wide.
- A granular surface is added around the entrance to the landing stage on the crest of the flood defence embankment.
- Brightlingsea Harbour Commission take on liability for maintenance of the landing stage and associated support structures, along with the concrete pad in the crest of the flood defence embankment.
- The edge of the seawall scour protection is properly keyed into the concrete pad.

Reason: In the interests of the Environment Agency being able to retain access to the flood defences in the area. To minimise the risk to the occupants of the surrounding area in the event of flooding.

04 All works carried out shall be strictly in line with MMO licence no. L/2021/00046/1 including:

- a) Prior to any works a survey is undertaken to ensure no birds will be disturbed.
- b) Best practice piling methodology including soft start and vibro piling.
- c) Floating of piling barge onto salt marsh during spring high tides.

Reason: In order to mitigate the adverse effects environmental and ecological effects of the development

05 5. Prior to the commencement of any ground works and/or construction works, the applicant (or their contractors) shall submit a full method statement to, and receive written approval from, the Pollution and Environmental Control.

- Noise Control

- 1) 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 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- 2) The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.
- 3) Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.
- 4) If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

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- Emission Control

- 1) All waste arising from the demolition process, ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
- 2) No materials produced as a result of the site development or clearance shall be burned on site.

- Highways

The Construction Management Plan shall provide for:

- i. vehicle routing
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. wheel and underbody washing facilities
- vi. Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the applicant's expense when caused by these works

Reason: 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). To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety

- 06 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Shadow Habitats Regulations Assessment (Exo Environmental, February 2021), the Marine Management Organisation Licence and the Ecology Assessment (Hopkins Ecology, May 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 07 Prior to commencement a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.

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- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

- 08 The public's rights and ease of passage over public footpath no.17 (PROW 178 _17) shall be maintained free and unobstructed at all times.

Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility.

- 09 No works shall take place until temporary signage is put in place either side of public footpath no.17 at the proposed crossing point to warn walkers and drivers that construction traffic and/or walkers will be crossing at this point.

Reason: To ensure the continued safe passage of pedestrians on the public right of way and accessibility.

Tendring Parish Council

No determinations

Thorpe-le-Soken Parish Council

<u>21/00853/FUL</u> Refusal - Full 19.11.2021 Delegated Decision	Mr J Butterfield	Proposed development of 5 detached single storey dwellings with garages, access and landscaping.	Land adjacent to Comarques Farm House Colchester Road Thorpe Le Soken Essex CO16 0LA
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- 01 The application site is located outside emerging settlement of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017). Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.

The Council is in a position where it can now identify a 5 year housing supply and as such there is no requirement for the 'skewed' approach to the presumption in favour of sustainable development, under paragraph 11 of the National Planning Policy Framework (NPPF), to be

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engaged. Furthermore, with the emerging Local Plan progressing well, officers consider that greater weight can be given to the core planning principles under paragraph 15 of the NPPF that development should be genuinely plan-led and that the Council should actively manage patterns of growth and should make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

With this in mind, the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Thorpe-le-Soken is categorised in emerging Policy SPL1, along with five other villages, as a 'Rural Service Centres'. These villages can accommodate a modest increase in housing stock respecting the existing character and form of the village.

The application site is located in a rural location outside of the defined development boundary of Thorpe-le-Soken, which sits 270m to the south-east of the site in the emerging local plan as defined within Policy SPL2. The boundary aims to restrict new development to the most sustainable sites and outside of the boundary the Local Plan seeks to conserve and enhance the countryside for its own sake by not allowing new housing unless it is consistent with countryside policies.

The NPPF advocates a plan-led approach that actively seeks to achieve sustainable patterns of growth, but this development, due to its siting outside of any defined development boundary, is not considered sustainable. In applying the NPPF's presumption in favour of sustainable development, the adverse impacts of the proposal, both on the undeveloped character of the locality and on the Council's ability to manage growth through the plan-led approach, are not outweighed by the benefits. The development is unnecessary and there are no public benefits that might warrant the proposal being considered in an exceptional light.

02 Saved Policies QL11 and EN1 of the Tendring District Local Plan 2007, adopted Policy SP7 and Draft Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) seek to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Saved Policy EN1 also relates to landscape character and states, inter alia, that development control will seek in particular to conserve features which contribute to local distinctiveness, which includes important hedgerows and trees.

The NPPF at paragraph 174 b) states that the planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. While Paragraph 8 of the NPPF reminds the reader that the environmental objective of sustainable development is to protect and enhance our natural, built and historic environment; including making effective use of land and improving biodiversity.

The application site currently forms an important gap between existing dwellings and associates well with the nearby Thorpe Green. The development would, if approved, set an undesirable precedent, and may lead to further similar applications on adjacent land. The site forms part of an open and rural transition into the built form of Thorpe-le-Soken and its associated conversation area to the east. The construction of 5 dwellings on the land would result in the unplanned advance of urbanisation into open countryside which would be detrimental to the character and appearance of the landscape in this location. It is therefore considered that the residential development of this site would result in an overriding harm to the rural character of the surrounding area.

As such the proposal is contrary to the above-mentioned local and national policies.

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03 As the site is greater than 0.5 hectares in area, it is classed as "major development" in the 2021 NPPF and as such triggers a requirement for affordable housing. The Council's emerging plan requires that 30% of dwellings on "major developments" deliver affordable housing. On this application, this would equate to 1.5 units.

In this case the Local Authority requires an-off site commuted sum as opposed to on-site provision. The total sum payable is £60,750. The Council has identified that there is a high demand for affordable housing in the area. There is therefore a need for affordable housing to be delivered on site.

A completed Section 106 obligation to secure the relevant provision of Affordable Housing, has not been provided and the application is therefore contrary to Saved Policy HG4 of the Tendring District Local Plan (2007), draft Policy LP5 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017), and the 2021 NPPF.

Thorrington Parish Council

No determinations

Weeley Parish Council

<u>21/00458/FUL</u>	<i>N and J</i>	<i>Proposed one bungalow.</i>	<i>Plot 8</i>
<i>Approval - Full</i>	<i>Barrington-Fuller,</i>	<i>(Variation of scheme as</i>	<i>Land off Connaught Road</i>
<i>19.11.2021</i>	<i>A and D Fuller -</i>	<i>approved under planning</i>	<i>Weeley</i>
<i>Delegated</i>	<i>Endeavour</i>	<i>permission</i>	<i>Essex</i>
<i>Decision</i>		<i>20/00668/FUL - handed</i>	<i>CO16 9EL</i>
		<i>version of dwelling to</i>	
		<i>allow for drainage)</i>	

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

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

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

DWG. NO. P02d	Layout, Floor Plans, Elevations and Materials
DWG. No. P03f	Landscaping Plan

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

03 Notwithstanding the details shown on approved Landscaping Plan DWG. No. P03f, the hedgerow planting shown on the rear boundary of the approved landscaping scheme shall be extended along the south-western boundary of the site (outer side boundary). The approved landscaping scheme including the continuation of the hedgerow planting 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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
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Reason - In order to soften and mitigate the visual impact of the development on the remaining open fields beyond having regard to the semi-rural setting.

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

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

05 The development shall not be occupied until such time as the road, turning, driveway and garage have been provided in accordance with the approved plans and shall be retained in this approved form thereafter.

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

06 Prior to the occupation of the proposed dwelling, 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 more than 3.6 metres (4 low 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/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 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A 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), no provision of fences, walls or other enclosures shall be erected forward of the front elevation of the dwelling hereby approved except in accordance with details that shall previously be 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 landscape harm does not result in this edge of settlement location.

09 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions or alterations to any of the dwellings or their roofs, nor shall any buildings, enclosures, swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions and/or building(s) which shall previously have been submitted to and approved, in writing, by the local planning authority.

Reason - It is necessary for the local planning authority to be able to consider and control further development in order to ensure that landscape harm does not result in this edge of settlement location and to ensure that no harm to neighbouring amenities will occur.

10 Prior to above ground works, a scheme for the provision of electric vehicle charging facilities for the dwelling 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.

Wix Parish Council

No determinations

Wrabness Parish Council

No determinations