

<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

<u>21/01064/FUL</u> Approval - Full 02.12.2021 Delegated Decision	Mr Swift - E & L Property Finance Ltd	Proposed demolition of pig farrowing unit and existing garage and erection of two dwellings.	Land adjacent 2 Shakespeare Cottages Turnpike Close Ardleigh Colchester Essex CO7 7QW
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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 and documents:

- Existing Site Plan - Drawing No. A1-101805-5SE
- Proposed Block Plan - Drawing No. 200 Rev P2
- Proposed Floor Plans and Elevations - Drawing No. 201 Rev P2
- Proposed and Previously Approved Sections - Drawing No. 2-2 Rev P2
- Noise Impact Assessment

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 / access is first used by vehicular traffic and retained free of obstruction above 800mm at all times.

Reason - To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety in accordance with policy DM1.

04 Prior to occupation of the development hereby approved a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1.

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

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in accordance with policy DM1.

- 06 Prior to the occupation of any of the dwellings hereby approved, the private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of Carriageway / Footway / Highway Boundary and provided with an appropriate dropped kerb crossing of the footway/verge.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety in accordance with policy DM1.

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

Reason - To give vehicles using the access free and unhindered access to and from the highway in the interest of highway safety and in accordance with policy DM1.

- 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 to ensure accordance with policy DM1.

- 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 and in accordance with Policy DM1.

- 10 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surfaced and sealed. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

- 11 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 in accordance with Policy DM8.

- 12 All single garages/ carport should have a minimum internal measurement of 7m x 3m and all double garages/ carports should have a minimum internal measurement of 7m x 5.5m.

Reason - To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety and in accordance with Policy DM8.

- 13 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
- i. vehicle routing,

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- 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 developer expense when caused by the developer.

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 and Policy DM1.

- 14 Prior to the commencement of any demolition or construction works, the applicant (or their contractors) a full Construction Method Statement/Strategy, shall be submitted to and approved, in writing, by the Local Planning Authority. The Construction Method Statement/Strategy shall include:
- 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
 - 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. No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency)
 - 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 5228:1984.
 - Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
 - Details of any 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 must submit a request in writing for approval by Environmental Protection prior to the commencement of 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).

- 15 No development hereby permitted shall commence until the specific requirements of paragraphs numbered 1 to 3 below have been satisfied. If unexpected contamination is found after development has commenced, no further development shall be carried out on that part of the site affected by the unexpected contamination until the requirements of paragraph 4 have been complied with in relation to such contamination.

1. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided within the planning application, shall be carried out in accordance with a scheme to assess the nature and extent of any contamination of the site. The investigation and risk assessment shall be undertaken by a competent person and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- (i) a survey of the extent, scale and nature of contamination;

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- (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; and
- (iii) an appraisal of options for remediation and a proposal with preferred option(s). This appraisal shall be conducted in accordance with the Environment Agency Model Procedures for the Management of Land Contamination (CLR 11).

2. Submission of Remediation Scheme - A detailed Remediation Scheme to ensure that the site is suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works of remediation to be undertaken, remediation objectives and criteria, timetable of works and related site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the use of the land after remediation.

3. Implementation of Approved Remediation Scheme - The Remediation Scheme required under paragraph 2 above shall be carried out in accordance with its terms prior to the commencement of any works of construction on site unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be notified in writing a minimum of two weeks prior to commencement of the remediation scheme works of the date that the remediation works will commence. Following completion of the measures identified in such approved Remediation Scheme, a verification report to demonstrate the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority.

4. Reporting of Unexpected Contamination - In the event that contamination is found which was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken in accordance with the requirements of paragraph 1 above and, where remediation is necessary, a new Remediation Scheme shall be prepared in accordance with the requirements of paragraph 2 above and submitted to and approved in writing by the Local Planning Authority. Following completion of all necessary measures identified in such Remediation Scheme as may be approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph 3 above. In such circumstances, no further works of development shall be carried out to that part of the site until such time as the requirements of this paragraph have been satisfied.

Reason - To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16 Emission Control

- 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.
- No materials produced as a result of the site development or clearance shall be burned on site.
- All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust and litter in transit.

Dust Control

- Dust suppression methods to be employed during construction so as to minimize likelihood of nuisance being caused to neighbouring properties. A scheme of measures for the control and

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suppression of dust emissions shall be submitted.

- 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.

Reason - Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Environmental Protection. 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).

- 17 All mitigation measures which includes glazing and ventilation works shall be carried out in accordance with the details contained in the Noise Impact Assessment (RF Environmental Ltd, June 2021) as already submitted with the planning application and agreed in principle. Acoustically enhanced glazing will be used to achieve WHO internal noise level criteria.

Reasons - In the interests of residential amenity

- 18 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. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To enhance the visual impact of the proposed works

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

Reason - To ensure that the landscaping scheme is suitably implemented within an appropriate timescale

- 20 Prior to above ground works, a scheme for the provision of electric vehicle charging facilities for the new 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.

<u>21/01699/FULH</u> <u>H</u> Approval - Full 29.11.2021 Delegated Decision	Mr Timothy Rose	Proposed extension to the existing barn.	Ardleigh Park Park Road Ardleigh Colchester Essex CO7 7SP
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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: 20/0312/03 and 20/0312/05B; received 4th October 2021.

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

21/01700/LBC Approval - Listed Building Consent 29.11.2021 Delegated Decision	Mr Timothy Rose	Proposed extension to the existing barn.	Ardleigh Park Park Road Ardleigh Colchester Essex CO7 7SP
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: 20/0312/03 and 20/0312/05B; received 4th October 2021.

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

Beaumont Parish Council

No determinations

Bradfield Parish Council

21/01814/LBC Approval - Listed Building Consent 01.12.2021 Delegated Decision	Mr and Mrs Doran	Proposed reconstruction of the top of the main chimney stack following fire damage.	Thatched Cottage Wix Road Bradfield Manningtree Essex CO11 2UX
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01 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plan(s): 53404/B/202 and 53404/B/203 and the Design and access statement

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(including method statement and specification of the materials) submitted with the application.

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

Brightlingsea Town Council

<u>21/01017/FUL</u> Approval - Full 29.11.2021 Delegated Decision	Mr and Mrs Barton	Erection of detached bungalow.	Site at Folkards Lane Brightlingsea Essex CO7 0SJ
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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. FLB/21/2

Drawing No. FLB/21/3

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

03 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 hard and soft landscaping works for the site, which shall include any changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction."

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

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

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

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

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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 - In the interests of visual amenity and residential amenities.

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

Reason: In order to promote sustainable transport.

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

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

- 08 The development hereby approved shall be carried out in accordance with the Noise Impact Assessment - Report Reference - IAD21021-NoiseAssessment. Prepared by Dr Richard Lord MIOA - Industrial Acoustic Design. Dated 06 September 2021.

Reason - To ensure compliance with relevant British Standards, Best Practice and World Health Organisation guidelines in relation to exposure levels for internal and external noise, so as to protect the amenity of future residents

- 09 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan 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 used in constructing the development
- iv. wheel and underbody washing facilities

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

- 10 Prior to occupation of the development a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

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

- 11 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

- 12 Prior to the occupation of the proposed dwelling, the existing private drive shall be constructed to a minimum width of 5.5 metres for at least the first 6 metres from the back of Highway

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Boundary.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety

- 13 Prior to the commencement of any work on the site a joint inspection of the route to be used by construction vehicles should be carried out by the applicant and the Highway Authority, to include photographic evidence. The route should then be inspected again, after completion of the development, and any damage to the highway resulting from traffic movements generated by the application site should be repaired to an acceptable standard and at no cost to the Highway Authority.

Reason: To preserve the integrity and fabric of the highway, in the interests of highway safety

- 14 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.

Reason - In the interests of residential amenity

- 15 If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed.

Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason - To ensure that any risks from land contamination to the future users of the land and neighbouring land are minimised.

- 16 Should any asbestos containing materials be present on the development site, or used within the original construction of the building in question, they must be safely removed by a qualified contractor, with relevant transfer notes being obtained to confirm safe and responsible removal and disposal.

Reason - to protect the health of site workers and end users

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21/01153/LUPR OP Lawful Use Certificate Granted 01.12.2021 Delegated Decision	Mr Alan Johnstone	Proposed repair of old stone boundary wall.	1 Hurst Green Brightlingsea Colchester Essex CO7 0HG

- 01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and do not contravene Section 38 of the Planning (Listed buildings and conservation areas) Act 1990.

21/01720/FULH H Approval - Full 29.11.2021 Delegated Decision	Mr Terry Crozier	Proposed single storey rear extension and alterations.	29 Seaview Road Brightlingsea Colchester Essex CO7 0PP
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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: 978/CRO/2

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

Clacton-on-Sea

21/00560/FULH H Approval - Full 01.12.2021 Delegated Decision	Kevin Barry	Proposed side extension comprising of entrance hall and bathroom, and convert front garden to driveway.	7 Grendel Way Holland On Sea Clacton On Sea Essex CO15 5TN
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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;

Proposed Floor Plan - Scanned 15 September 2021

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Proposed Front Elevation - Scanned 15 September 2021
Proposed Rear Elevation - Scanned 15 September 2021
Proposed Side Elevation - Scanned 15 September 2021

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

<u>21/01268/FUL</u> Approval - Full 01.12.2021 Delegated Decision	Mrs Lucy Wells	Retrospective application for proposed 6ft bifold gate to be erected forming security to the back garden.	5 Hastings Avenue Clacton On Sea Essex CO15 1XY
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01 No conditions.

<u>21/01695/FULH</u> Approval - Full 30.11.2021 Delegated Decision	Mr and Mrs Leduc	Proposed single storey rear extension.	10 York Road Holland On Sea Clacton On Sea Essex CO15 5NS
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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: 01A.

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

Elmstead Market Parish Council

<u>20/01739/FUL</u> Approval - Full 02.12.2021 Delegated Decision	Mr Clive Hitchcock	Re-design of the south western parcel of the original application site (Ref: 14/01728/OUT), to provide 8 additional bungalows	Land at School Road Elmstead Essex CO7 7ET
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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:

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01 Jul 2021		Flood map	
21 May 2021		Drainage strategy report appendix 5 pt. 1	
21 May 2021		Drainage strategy report appendix 5 pt. 2	
21 May 2021		Drainage strategy report appendix 6	
21 May 2021		Drainage strategy report	
21 May 2021		Drainage strategy report appendix 1	
21 May 2021		Drainage strategy report appendix 2	
21 May 2021		Drainage strategy report appendix 3	
21 May 2021		Drainage strategy report appendix 4 pt. 1	
21 May 2021		Drainage strategy report appendix 4 pt. 2	
19 Jan 2021	2017-948-b002 c	Site layout plan	
19 Jan 2021	2017-948-b51 c	Shared double garage floor plan, roof plan and elevation	
19 Jan 2021	2017-948-b52 a	Double garage floor plan, roof plan and elevation	
21 Dec 2020	2017-948-b31 a	Bungalow 3 - proposed elevations	
21 Dec 2020	2017-948-b50 a	Single garage - proposed floor plan and elevations	
21 Dec 2020	2017-948-b11 a	Bungalow 1 - proposed elevations	
21 Dec 2020	2017-948-b21 a	Bungalow 2 - proposed elevations	
21 Dec 2020	2017-948-b22 a	Bungalow 2 - proposed elevations boarding	
21 Dec 2020	2017-948-b41 a	Bungalow 4 - proposed elevations	
01 Dec 2020	2017-948-b40	Bungalow 4 proposed floor plans	
01 Dec 2020	2017-948-b30	Bungalow 3 proposed floor plans	
01 Dec 2020	2017-948-b20	Bungalow 2 proposed floor plan	
01 Dec 2020	2017-948-b10	Bungalow 1 proposed floor plans	
01 Dec 2020	2017-948-b-004	Proposed materials plan	
01 Dec 2020	2017-948-b-001	Site plan	
01 Dec 2020	2017-948-100	Proposed street scenes	

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

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

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

- 04 As indicated on drawing no. 2017-948-b002 C and prior to occupation of the development, a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, surfaced, and maintained free from obstruction within the site at all times for that sole purpose.

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

- 05 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.

- 06 Prior to the first occupation of the development, the proposed vehicular access at its junction with the main access road shall be constructed with:
- Minimum 6 metre radius kerbs returned to an access road carriageway width of 6.0m. and flanking footways 2.0m. in width returned around both the radius kerbs which shall connect to the existing footways with appropriate pedestrian crossing points and tactile paving.

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

07 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.

08 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for visitor parking, has been hard surfaced, sealed and if required, marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

09 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.

10 All single garages should have a minimum internal measurement of 7m x 3m and all double garages should have a minimum internal measurement of 7m x 5.5m.

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

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

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

12 Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason To prevent environmental and amenity problems arising from flooding.

13 Prior to the commencement of development, the details of the position and type of fencing that will be erected to physically protect the roots of the retained trees for the duration of the construction phase of any development shall be submitted to and approved in writing by the Local Planning Authority.

This information should be in accordance with BS5837: 2012 Trees in relation to design, demolition and construction ' Recommendations and shall remain in place for the entirety of the

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construction phase.

Reason: To protect the retained trees from damage during construction, including all ground works, in recognition of the contribution which the retained trees give to the amenity of the area.

14 Prior to the commencement of any construction or demolition works, the applicant (or their contractors) shall submit a construction method statement (CMS) for written approval by the Local Planning Authority. The CMS should at minimum include the following where applicable.

- Noise Control

- 1) 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.
- 2) 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.
- 3) 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.
- 4) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
- 5) 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.
- 6) 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

- 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.
- 3) 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.
- 4) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

- Highways

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

Reason: Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control, and 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.

15 No development shall take place until precise details of the provision, siting, design and

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materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

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

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

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

- 17 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.

- 18 No external lighting shall be installed on the site unless details of such lighting, including the intensity of the illumination and predicted lighting contours, have been first submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the site. Any external lighting that is installed shall accord with the details so approved.

Reason - To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers.

- 19 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 northern, western 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.

- 20 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

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

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21 An electric vehicle charging point shall be provided for all the approved dwellings prior to first occupation.

Reason: In the interests of sustainable transportation.

22 No development shall commence until an Ecological Mitigation Scheme and Management Plan has been submitted to and approved in writing by the local planning authority. The document shall include:

- i) A survey to confirm (or otherwise) the presence of protected species on the application site. If protected species are present, the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method/s of protection). No development shall be undertaken except in full accordance with any such approved scheme of mitigation.
- ii) A management plan to demonstrate how biodiversity within the site will be encouraged by the development.

Reason: In the interest of preserving protected species and enhancing bio diversity on the host site.

<u>21/01725/FULH</u> <u>H</u> Approval - Full 29.11.2021 Delegated Decision	Mr and Mrs Peter Williams	Proposed demolition of existing garage and erection of single storey rear extension.	Marianne Old School Lane Elmstead Colchester Essex CO7 7AQ
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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 0880-03A (Received 5th Oct 2021)
- o 0880-04A (Received 24th Nov 2021)

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

Frating Parish Council

No determinations

Frinton & Walton Town Council

<u>21/00988/FUL</u> Approval - Full 29.11.2021 Delegated Decision	Mr and Mrs Burgoyne	Proposed alterations to dormer window and boundary wall.	38 Second Avenue Frinton On Sea Essex CO13 9LX
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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 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. BSA-02 D

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

<u>21/01294/FUL</u> Approval - Full 03.12.2021 Delegated Decision	<i>Mr M Lagden - M Lagden Builders</i>	<i>Proposed demolition of existing garages and erection of a new 1 bedroom dwelling.</i>	<i>123 High Street Walton On The Naze Essex CO14 8AT</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(s): PL01A, PL02A, PL03A, PL04A

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

03 Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Construction Method Statement shall provide for:

- o safe access to/from the site;
- o the parking of vehicles of site operatives and visitors;
- o the loading and unloading of plant and materials;
- o the storage of plant and materials used in constructing the development;
- o wheel washing facilities;
- o measures to control the emission of dust and dirt during demolition and construction;
- o a scheme for recycling/disposing of waste resulting from demolition and construction works;
- o details of hours of deliveries relating to the demolition and construction of the development;
- o details of hours of site clearance or construction;
- o a scheme to control noise and vibration during the demolition and construction phase, including details of any piling operations.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of residential amenity and highway safety and to reduce the likelihood of complaints of statutory nuisance.

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04 The car port area shall be kept available for the parking of a motor vehicle and cycle storage only at all times and shall be permanently retained in this approved form.

Reason: To maintain adequate off street parking for the dwelling.

05 No gates, doors or other means of enclosure shall be installed to the car port area at any time.

Reason - To avoid vehicles overhanging the footway as they enter and leave the site in the interests of pedestrian and highway safety.

06 Prior to the access hereby approved being brought into use, the existing access or any part of an access (dropped kerb) rendered redundant or unnecessary by this development shall be suitably and permanently closed incorporating the re-instatement to full height of the highway verge/footway/kerbing to the specifications of the Highway Authority.

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

07 Prior to the first occupation of the proposed dwelling, the proposed vehicular access shall be constructed to a width of 3.7m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason - To ensure that all vehicles using the private drive access do so in a controlled manner, in the interests 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 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 extensions to the dwelling or the roof, nor shall any buildings, enclosures, swimming or other pool be erected unless express planning permission has been obtained.

Reason - Planning permission is granted for a dwelling and it is necessary for the Local Planning Authority to be able to consider and control further development in order to ensure that adequate usable private amenity space is retained on the plot and that any development is acceptable in design terms, in the interests of residential amenity and the character and appearance of the adjacent Conservation Area.

10 Prior to above ground works, a scheme for the provision of an electric vehicle charging facility for the dwelling 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 hereby approved.

Reason: In order to promote sustainable transport.

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- 11 Prior to occupation of the proposed dwelling, 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

21/01297/FUL Approval - Full 29.11.2021 Delegated Decision	Mr and Mrs Nash	Variation of condition 2 of application 19/01486/FUL to alter the visual appearance of the development.	Filya Kirby Road Great Holland Essex CO13 0JD
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- 01 The development hereby permitted shall be begun before the expiration of 10 May 2022.

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:

18/01950/FUL:

The document titled 'Construction Method Statement'; received 21st November 2018.

21/01297/FULL:

Drawing number PA 01 C2 and the document titled 'Revised Schedule of Materials and Landscaping'; received 20th July 2021.

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

- 03 The scheme of hard and soft landscaping works for the site shall be implemented in accordance with Landscape Plan PC 01 Rev D; received 12 Aug 2021; approved on 30th September 2021 to discharge Condition 3 of planning approval 19/01486/FUL.

Reason - To enhance the visual impact of the proposed works.

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

Reason -To enhance the visual impact of the proposed works.

- 05 Prior to the first occupation of the proposed dwelling, the proposed vehicular access shall be

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constructed at right angles to the highway boundary and existing carriageway. The width of the access at its junction with the highway shall be 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

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

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

07 Prior to occupation of the dwelling a vehicular turning facility of the design approved under 21/01418/DISCON, 30th September 2021 shall be provided within the site and retained as approved thereafter.

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

08 The existing access 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.

09 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.

10 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 footway/verge or where no provision of footway/verge is present, the carriageway.

Reason - To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent footway/verge/carriageway, in the interest of highway safety.

<u>21/01468/FUL</u> Approval - Full 30.11.2021 Delegated Decision	Mr B Douglas	Proposed change of use from meeting rooms to part offices part storage/distribution space for gym wear business.	Church Hall Saville Street Walton On The Naze Essex CO14 8PJ
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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(s): Location and Block Plan, Proposed Floor Plan and Elevations

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

03 The storage and distribution use hereby approved, including deliveries to and from the site, shall be undertaken only between the hours of:

Monday to Friday 07:30 - 19:00
Saturday 08:00 - 13:00

With no use permitted on Sundays or Bank Holidays

Reason - To ensure the use of the site is appropriate to the locality and to safeguard the amenities of local residents.

04 The building shall be used for B8 (Storage and Distribution) as hereby approved and for no other purpose including any other use of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification).

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

05 An area within the site for the purpose of loading/unloading/parking and manoeuvring shall be provided clear of the highway and retained thereafter for that sole purpose.

Reason - To ensure that appropriate facilities are available on site in the interest of highway safety.

06 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.

07 Prior to the first occupation of the building hereby permitted, two safe and secure cycle parking spaces shall be provided and retained at all times.

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

08 No external storage of good or materials shall occur within the site.

Reason - In the interests of visual amenity.

09 Prior to the first occupation of the development hereby approved, the Team VXS Flood Warning and Evacuation Plan (FEP) submitted with the application shall be made available to all occupants of the building and the details of the approved Plan shall be implemented accordingly for the lifetime of the development.

The FEP shall be reviewed at intervals not exceeding 3 years and will form part of the Health & Safety at Work Register maintained by the applicant.

Reason - The site is at risk from flooding and an evacuation plan is essential to safeguard future occupiers of the development.

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21/01482/DETA/ L Approval - Reserved Matters/Detailed 01.12.2021 Delegated Decision	Parkers Farms and Steve Goodwin	Reserved Matters Application of all details following Permission 19/01845/OUT for proposed erection of two dwellings.	Land adjacent 41 The Street Kirby Le Soken Essex CO13 0EG

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

- 'Amended Floor Plans and Elevations' - Plot 1 - Scanned 05 Nov 2021
- Drawing No. 20802 Revision B - Site and Location plans
- Drawing No. TST-04 Revision B - Site Layout/Block Plan
- Drawing No. 2110253-PAR - 01 - Plot 2
- Drawing No. 2110253-PAR-02 - Plot 2
- Drawing No. 2110253-PAR-03 - Plot 2
- Drawing No. 2110253-PAR-04 - Plot 2
- Drawing No. 2110253-PAR-05 - Plot 2
- Drawing No. 2110253-PAR-06 Plot 2
- Archaeological Evaluation - Report No. 6155 Dated 22 December 2020 by Archaeological Solutions LTD
- Concordance of Finds - Scanned 18 Aug 2021

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

02 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.

Reason - In the interests of residential amenity

03 Prior to the occupation of any of the proposed development the internal layout shall be provided in principle and accord with Drawing Numbers:

- 208 02 Rev. B Site and location plans
- TST-04 B Block plan, site layout plan

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

04 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

05 The proposed/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

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highway and in the interests of highway safety

- 06 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

- 07 Prior to above ground works, a scheme for the provision of electric vehicle charging facilities for the new 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 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.

- 08 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 the dwelling or its roof, 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 - In the interests of visual amenity and residential amenities.

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

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

- 10 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, gates or other means of 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 - In the interests of visual amenity.

- 11 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 fence, wall, gates or other means of enclosures shall be erected along the eastern boundary of Plot 2.

Reason - In the interests of visual amenity.

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21/01537/OUT Refusal - Outline 30.11.2021 Delegated Decision	Mr Melvyn Reid	Outline planning application with all matters reserved for the construction of three bungalows.	Land Northeast of Pork Lane Great Holland Essex
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- 01 The proposal is for a housing development outside of the Settlement Development Boundary of a Smaller Rural Settlement, contrary to the spatial strategy for housing delivery, and the proposal is not for a rural exception scheme or to house essential rural workers. In the absence of any evidence of an overriding need the proposal therefore fails to meet the criteria of being a suitable site for new residential development, contrary to adopted Policy SP3, and emerging Policies SPL1 and SPL2.
- 02 The proposal would have a harmful urbanising effect on the character and appearance of the area and the countryside setting of the smaller rural settlement. As such, the proposal is contrary to saved Policy EN1, adopted Policy SP7 and emerging Policies SPL3 and PPL3. It would be at odds with Paragraphs 130 and 174 of the Framework.

21/01541/FULH H Approval - Full 30.11.2021 Delegated Decision	Mr D Heley	Proposed two storey extension to rear and single storey extension to rear. Proposed first floor extension over existing garage and utility room, and existing garage to be converted to new habitable room.	Redwood First Avenue Frinton On Sea Essex CO13 9HA
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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:
3080 / 08 A
3080 / 07 D

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

- 03 Prior to commencement of above ground works, a schedule of external finish materials, including brickwork and bond style, cills and lintels, fascia boards or corncing, render type and colour, and roof materials, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason - The site is located within a conservation area and therefore the above details are required to ensure that the proposal does not result in a harmful impact to its character or appearance.

- 04 Prior to installation, a schedule of drawings that show details of all proposed windows, doors and lantern lights, in section and elevation at scales between 1:20 and 1:1 as appropriate,

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showing details of glazing type, framing, glazing bars, cills, any pentice boards, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

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

<u>21/01639/FULH</u> <u>H</u> Approval - Full 02.12.2021	Mr Gary Ayles	Proposed rear single storey extension to create a family room.	114 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0PW
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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.FDL-GCA-EX-PL-001 Revision A

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

<u>21/01640/FULH</u> <u>H</u> Approval - Full 02.12.2021 Delegated Decision	Wendy Gregory	Proposed garage conversion to side elevation with raised roof line.	199 Thorpe Road Kirby Cross Frinton On Sea Essex CO13 0NH
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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. 101
Drawing No. 103
Drawing No. BP

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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21/01740/FULH H Approval - Full 29.11.2021 Delegated Decision	Mr Steven Challenger	Proposed single storey rear extension with flat roof.	4 Lark Way Kirby Cross Frinton On Sea Essex CO13 0UQ
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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:

Existing and Proposed Block Plan - Received 7th October 2021

Existing and Proposed Elevations - Received 7th October 2021

Proposed Floor Plans - Received 7th October 2021

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

21/01729/LUPR OP Lawful Use Certificate Granted 29.11.2021 Delegated Decision	Mr and Mrs Weatherley	Proposed single storey rear extension which is within the limits of the properties permitted development rights.	4 Ruskin Close Kirby Cross Frinton On Sea Essex CO13 0SZ
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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.

21/01901/TCA Approval - Full 29.11.2021 Delegated Decision	Mr John Cooper	1 No. Conifer - fell, 1 No. Pine - reduce crown by 30%, 2 No. Silver Birch - reduce crown by 30%	71 Fourth Avenue Frinton On Sea Essex CO13 9DY
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Great Bentley Parish Council

21/01305/FUL Approval - Full 02.12.2021 Delegated Decision	Mr Russell Brown	Proposed change of use from office to holiday use.	White Lodge Weeley Road Great Bentley Colchester Essex CO7 8PD
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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 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. 1897-06 - Proposed First Floor Plans

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

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

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

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

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

<u>21/01900/TCA</u> <i>Approval - Full</i> 29.11.2021 <i>Delegated</i> <i>Decision</i>	<i>Mr Barry Day</i>	<i>Reduce overhanging</i> <i>Leylandii.</i>	<i>Bow Cottage</i> <i>The Green</i> <i>Great Bentley</i> <i>Colchester</i> <i>Essex</i> <i>CO7 8LX</i>
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Great Bromley Parish Council

No determinations

Great Oakley Parish Council

No determinations

Harwich Town Council

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
21/01498/FULH H Approval - Full 29.11.2021 Delegated Decision	Mrs Gemma Smith	Proposed rear extension.	39 Parkeston Road Dovercourt Harwich Essex CO12 4HF

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: 1682 A

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

Lawford Parish Council

21/00955/FUL Approval - Full 30.11.2021 Delegated Decision	Mr Kenneth Hewitt - Antiques Warehouse Limited	Proposed change of use B8 (Storage and Distribution) to Class E (Retail).	15 - 16 Jubilee End Lawford Manningtree Essex CO11 1UR
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01 The use hereby permitted shall enure for the benefit only of and shall be carried on only by Antiques Warehouse Ltd .

Reason: The development proposed is only acceptable because of the special circumstances of Antiques Warehouse Ltd (as noted in the letter from the applicant/agent dated 9th October 2021 and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use in the event of the applicant ceasing the use hereby permitted.

21/01694/VOC Approval - Full 30.11.2021 Delegated Decision	Mr and Mrs Edmond	Variation of condition 16 of 18/00096/FUL, to state 'Prior to commencement of any above ground works to Shirburn Mill' instead of 'Prior to commencement of any works to Shirburn Mill'	Shirburn Mill Mill Hill Lawford Manningtree Essex CO11 2JZ
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01 The development hereby permitted shall be begun by 11th December 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 and documents:

Drawing number 4021-20 showing location of trench. And all submitted under 18/00096/FUL
Drawing numbers 5616- 12, 13, 15, 22, 23, 24, 25, 26, and 27; Ecological Assessment by

<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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Eco-Planning dated 10/01/2018; Structural Assessment Report by The Morton Partnership reference EJM/CE/18065~srep rev 0; Tree Survey Schedule; Arboricultural Impact Assessment dated 02/10/18; and Drawing numbers JBA 18/281 TR01 Tree Removal Plan and JBA 18/281 TR01 Tree Protection Plan.

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

- 03 The hereby approved dwelling shall not be occupied until Shirburn Mill has been completed to a structurally sound, wind and weathertight condition as detailed within '3.0 Schedule of Works for Structurally Sound, Wind and Weathertight' in Structural Assessment Report by The Morton Partnership reference EJM/CE/18065~srep rev 0 submitted under 18/00096/FUL. Within six months of occupation of the hereby approved dwelling, and following inspection by the Local Planning Authority, Shirburn Mill shall be converted to a residential annexe in full accordance with 18/00097/LBC and be available for ancillary occupation to Shirburn Mill House.

Reason - The proposal represents enabling development, for a dwelling in a location that would otherwise be contrary to planning policy, and is only acceptable subject to the preservation and conversion of the Grade II listed at risk Shirburn Mill.

- 04 Prior to the first occupation of the hereby approved dwelling, the proposed vehicular access shall be reconstructed to a width of 5.5m for at least the first 6m. within the site tapering one-sided over the next 6m. to no less than 3.7m wide and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

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

- 05 Prior to the proposed access being brought into use, vehicular visibility splays of site maximum by 2.4m by site maximum as measured from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be retained and maintained free from obstruction clear to ground thereafter.

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

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

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

- 07 The development shall not be occupied until such time as the car parking and turning areas, have been provided in accord with the details shown on Drawing Number 5616-15 submitted under 18/00096/FUL. The car parking areas shall be retained in this form at all times and shall not be used for any purpose other than the parking 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

- 08 The Construction Method Statement shall be as approved under 21/01752/DISCON. The approved Statement shall be adhered to throughout the construction period.

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

09 Any new or proposed boundary hedge shall be planted a minimum of 1m back from the highway boundary and 1m behind any visibility splays which shall be maintained clear of the limits of the highway or visibility splays thereafter.

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

10 The programme of historic building recording and written scheme of investigation shall be as approved under 21/01752/DISCON.

Reason - The Essex Historic Environment (HER) Record shows that the building proposed for conversion is a historic watermill and a Grade II listed building. Given the rareness of these buildings a full historic buildings record (RCHME Level 2 historic building record) must be completed prior to conversion.

11 Prior to commencement of any above ground works in relation to the hereby approved dwelling and cartlodge samples of external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved materials.

Reason - The site lies in a sensitive location close to listed buildings and within the Dedham Vale AONB where a high standard of materials will be required.

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

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

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

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area within the Dedham Vale AONB and in the interests of preserving the surrounding habitat for bats.

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

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

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15 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 maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the surrounding area.

16 Prior to commencement of any above ground works relating to Shirburn Mill a copy of the Natural England Bat License shall be provided to the Local Planning Authority. No scaffolding shall be erected until a bat emergence survey has been completed at the appropriate time of year with details submitted to the Local Planning Authority for approval prior to erection of scaffolding. The five trees identified as having potential bat roost features in the Ecological Assessment by Eco-Planning dated 10/01/2018 submitted under 18/00096/FUL shall be subject to direct aerial inspections with the use of appropriate endoscope technology immediately before their removal.

Reason - In the interests of protecting bats present within the site.

17 Prior to commencement of any works to the Mill Pond or adjacent terrestrial habitat a Great Crested Newt presence or absence survey shall be undertaken at the appropriate time of year and submitted to and approved in writing by the Local Planning Authority. If presence is confirmed details of a working methodology shall be submitted to and approved in writing by the Local Planning Authority to ensure no part of the pond or adjacent terrestrial habitat is damaged, no Newt is disturbed and no access to or from the mill pond is restricted. Works shall be carried out in full accordance with the approved mitigation.

Reason - In the interests of protecting Great Crested Newts and their habitat.

Little Bentley Parish Council

<u>21/01658/FULH</u> <u>H</u> Approval - Full 03.12.2021 Delegated Decision	<i>W Hunt</i>	<i>Proposed single storey rear extension and garage.</i>	<i>1 Crabtree Cottages Colchester Road Little Bentley Colchester Essex CO7 8RU</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:

P01b

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P02d

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

03 The outbuilding shall not be occupied at any time other than for a residential garage in ancillary to the residential use of the dwelling known as 1 Crabtree Cottages, Colchester Road, Little Bentley, Colchester, Essex, CO7 8RU

Reason - The site is unsuited for this outbuilding to be used as separate residential dwelling and to reduce the impact on the amenities of neighbouring sites.

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

No determinations

Little Oakley Parish Council

No determinations

Manningtree Town Council

<u>21/01911/TPO</u> Approval - Full 01.12.2021 Delegated Decision	Mrs Frances Wood	1 No. Lime - re pollard, 1 No. Sycamore - trim by 50%.	31 Malthouse Road Manningtree Essex CO11 1BY
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01 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.

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

Mistley Parish Council

<u>21/01584/FUL</u> Approval - Full 01.12.2021 Delegated Decision	T Sage - Acorn Village Ltd	Proposed construction of wellness room on the grounds of Acorn village.	Acorn Village Community Clacton Road Mistley Manningtree Essex CO11 2NJ
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01 The development hereby permitted shall be begun before the expiration of three years from

<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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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(s): P01 including all tree protection measures and the submitted Heritage Statement

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

03 Prior to installation, drawings to a scale of not less than 1: 20 fully detailing the new windows and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

04 All new rainwater goods should be painted black metal or black powder coated metal and shall be permanently maintained as such.

Reason - The application relates to a listed building and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building.

<u>21/01929/TCA</u> Approval - Full 01.12.2021 Delegated Decision	Mr R Mobbs	1 No. Birch - Re reduce by 3.5m	1 Falklands Drive Manningtree Essex CO11 1DF
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Ramsey & Parkeston Parish Council

<u>21/01745/FULH</u> <u>H</u> Approval - Full 30.11.2021 Delegated Decision	Mr and Mrs Armstrong	Proposed single storey rear extension and roof terrace.	Stourwood House Wrabness Road Ramsey Harwich Essex CO12 5ND
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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 and 1.2.

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

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St Osyth Parish Council

No determinations

Tendring Parish Council

No determinations

Thorpe-le-Soken Parish Council

No determinations

Thorrington Parish Council

No determinations

Weeley Parish Council

No determinations

Wix Parish Council

<u>21/01617/FUL</u> Approval - Full 30.11.2021 Delegated Decision	Mr Jack Johnston - RES Ltd	Proposed erection of 48 permanent infra-red CCTV cameras and poles at previously approved Solar Farm. (13/00896/FUL)	Wix Lodge Colchester Road Wix Manningtree Essex CO11 2RP
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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 GBSG STD-1A, 00429-RES-LAY-DR-LE-002 REV1 and 00429-RES-LAY-DR-LE-001 REV2 and the details of submitted document 'Landscape Addendum'.

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

03 Prior to the commencement of development, a Precautionary Working Method Statement for Biodiversity shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile species including amphibians and reptiles during the installation and de-commissioning phases. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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) as updated by the Environment Act 2021 and to meet the requirements of saved

<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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policies EN6 and EN6a and emerging policy PPL4.

- 04 Within 3 months of the date of this decision, a Biodiversity Enhancement Layout, providing details and locations of enhancement measures, shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To conserve and enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021 and to meet the requirements of saved policies EN6 and EN6a and emerging policy PPL4.

- 05 The planning permission hereby granted is for a period from the date of this decision, until the date occurring 25 years after the date of commencement of the development as approved under planning permission 13/00896/FUL, when the use shall cease and the poles, cameras, speakers and all above ground equipment and below ground foundations, trunking and equipment shall be removed from the site and the land returned to as close as possible to its original condition.

Reason - To ensure that the landscape impact of the development exists only for the lifetime of the development.

Wrabness Parish Council

No determinations