

<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>20/01783/FUL</u> Approval - Full 10.12.2021 Delegated Decision	<i>RVL Properties Ltd</i>	<i>Construction of up to 30 'start-up' business units under flexible E(g), B2 and B8 use and associated development.</i>	<i>Systematic Business Park Old Ipswich Road Ardleigh Essex CO7 7QL</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 No above ground development shall commence on any phase 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 development, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To ensure a satisfactory standard of landscaping and the protection of retained trees.

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

Reason - To ensure the implementation of the approved scheme and adequate maintenance of the landscaping for a period of five years in the interests of visual amenity.

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

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

05 The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment Report by Sharon Hosegood Associates (Ref - SHA 1265) and associated Tree Protection Plan (Ref - SHA 1265 TPP) unless otherwise agreed in writing by the Local Planning Authority.

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Reason - To ensure the protection of retained trees in the interests of visual amenity and good arboricultural practice.

- 06 Prior to the commencement of development a Construction Traffic Management Plan, which shall be adhered to during the construction phase of development, shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include details regarding any temporary traffic management/signage and wheel cleaning facilities for the duration of the construction phase to prevent the deposition of mud or other debris onto the highway network/public areas, turning and parking facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site

Reason - In the interests of highway safety and efficiency.

- 07 Prior to the first occupation of the development a new footway, details of which shall have been previously approved, in writing, by the Local Planning Authority, shall be provided measuring no less than 2m in width on one or either side of the existing junction (subject to the existing trees with TPO's) into the site and encompassing one or both kerb radii with associated tactile paving for any crossing points for the new footway and existing footway on the opposite side of Old Ipswich Road; for a maximum distance of 15 metres.

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

- 08 Prior to occupation of the development the existing signage located either side of the site access shall be removed/re-located and modifications to the site junction shall be completed in principal with drawing no. 2004870-001 C.

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

- 09 The development shall not be first occupied until the vehicle parking/turning areas and cycle storage bays, as indicated on the approved plans, including any parking spaces for the mobility impaired, have been constructed, laid out and made available for use. The vehicle/cycle parking areas and associated turning areas shall always be retained in this form. These areas shall not be used for any purpose other than the parking/turning of vehicles/cycles 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.

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

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

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

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- Rainwater re-use should be considered at detailed design.
- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 6.7l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason -

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

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

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

- 13 Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a

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system that is not properly maintained and may increase flood risk or pollution hazard from the site.

- 14 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.

- 15 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Samsara Ecology, November 2020), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

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

- 16 Prior to any above ground works a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

- 17 Prior to the first occupation of the development a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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Reason - To 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).

- 18 Prior to any 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.

- 19 Any fixed plant and equipment installed on site should be selected to achieve cumulative rating sound levels of no greater than 57dBLAeq,T during the day and 50dBLAeq,T at night.

Reason - The design criteria for fixed plant and equipment has been specified to achieve a low impact in accordance with BS4142, in the interest of residential amenity.

- 20 The buildings shall be used for E(g) (Office/Light Industry) , B2 (General Industry) and B8 (Storage and Distribution) and for no other purpose including any other use of the Schedule to the 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 sustainability, highway safety and visual amenity.

- 21 No occupation of the development shall take place until the Developer has provided a free shuttle service that, in principal, will operate between the site and the Colchester Park and Ride and to and from the nearest bus stops (Old Ipswich Road - Balcerne Gate) during the AM and PM peak periods; the service and route will be agreed and finalised by both the developer and ECC as part of the Workplace Travel Plan (as secured by the associated S106 Agreement). Provision of this service including the routing and frequency will be dependent on the demand for the service which will be monitored through the Workplace Travel Plan and employee surveys.

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

- 22 Unless otherwise authorised in writing by the Local Planning Authority there shall be no external storage, stacking or deposition of goods on the site.

Reason - The external storage of goods would detract from the visual amenity of the area.

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

- GUA-DWG-L-001 P01 Landscape Masterplan
- 202 P3 Proposed Block Plan
- 208 P4 Proposed Streetscenes
- 207 P4
- 206 P4
- 205 P4
- 204 P4
- 203 P4

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- 2004870-001 C Access Arrangements

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

<u>21/01697/FULH</u> <u>H</u> Approval - Full 10.12.2021 Delegated Decision	Mr Timothy Rose	Proposed part retrospective replacement of garden fences with brick walls. Retrospective removal of flat roof projection to garage, and erection of Cart Lodge in the position of the Former Sheepshed.	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: 20/3011/03A, 20/3011/05, 20/3011/06, 20/3011/08 and 20/3011/08A; received 4th October 2021 and the Schedule of Materials; received 24th November 2021.

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

<u>21/01698/LBC</u> Approval - Listed Building Consent 10.12.2021 Delegated Decision	Mr Timothy Rose	Proposed part retrospective replacement of garden fences with brick walls. Retrospective removal of flat roof projection to garage, and erection of Cart Lodge in the position of the Former Sheepshed.	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: 20/3011/03A, 20/3011/05, 20/3011/06, 20/3011/08 and 20/3011/08A; received 4th October 2021 and the Schedule of Materials; received 24th November 2021.

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

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Beaumont Parish Council

No determinations

Bradfield Parish Council

21/01672/LUEX Lawful Use Certificate Granted 06.12.2021 Delegated Decision	Mr Gordon Lovell	Lawful Development Certificate for the existing operational development of the dwellinghouse known as Sunnyside and the existing use of the dwellinghouse and its curtilage land under Class C(3) of the Town and Country Planning (Use Classes) Order 1987 (as amended)	Sunnyside Cansey Lane Bradfield Manningtree Essex CO11 2XG
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- 01 The evidence submitted with the application is sufficiently clear and unambiguous to demonstrate that, on the balance of probabilities, that the operational development of the dwelling house on land known as 'Sunnyside', Cansey Lane, Bradfield, Manningtree, Essex CO11 2XG was substantially completed on a date 4 years preceding the date of this application. The evidence also demonstrates that the change of use of the curtilage land known as 'Sunnyside', Cansey Lane, Bradfield, Manningtree, Essex CO11 2XG has occurred, and has been used continuously for a period of 10 years and is therefore immune from enforcement action.

As such, the time limits for enforcement have expired. The development is therefore immune and lawful through the passage of time. Therefore, a certificate of lawfulness should be granted.

Brightlingsea Town Council

No determinations

Clacton-on-Sea

21/01477/FULH H Approval - Full 09.12.2021 Delegated Decision	Mr Bradley Desperance	Retrospective application for rear single storey extension.	40 Douglas Road Clacton On Sea Essex CO15 3JT
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans; Drawing No.
- o PROPOSED GROUND FLOOR PLAN (Received 21st September 2021)
 - o PROPOSED REAR ELEVATION (Received 21st September 2021)
 - o PROPOSED SIDE ELEVATION (Received 21st September 2021)

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

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<u>21/01615/FUL</u> Refusal - Full 06.12.2021 Delegated Decision	Mr and Mrs Carl	Retrospective application for change of use from a bed and breakfast to a single residential dwelling.	22 Penfold Road Clacton On Sea Essex CO15 1JN
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01 The government states in the National Planning Policy Framework that it is committed to securing economic growth in order to create jobs and prosperity and is committed to ensuring that the planning system does everything it can to support sustainable growth.

Saved Policy ER24 of the adopted Tendring District Local Plan 2007 states proposals for the change of use of existing hotels and guest houses in the centres of coastal resorts will not be permitted unless it can be proven that the current land use is no longer viable. The pre-ambule refers to the steady decline in serviced tourist accommodation and recognises the need to retain and upgrade the existing stock of hotels and guest houses particularly within the core resort areas of the main resorts. The sentiments of this are carried forward within Emerging Policy PP9, where it states that within defined centres and along the seafront within the district's coastal towns, the Council will refuse proposals for the change of use or redevelopment of existing hotels and guesthouses to alternative uses, either in part or in whole.

Saved Policy ER3 states that change of use for non-employment purposes will only be permitted if the applicant or owner can demonstrate that it is no longer viable or suitable for any form of employment use either through evidence of a sustained but ultimately unsuccessful marketing exercise or by showing that the premises is inherently unsuitable and/or not viable for any form of employment use.

Policy PP9 Hotels and Guesthouses, states that the Council will support proposals for: new hotels and guesthouses within defined centres (as listed in Policy PP2) and along the seafront within the District's coastal towns or on allocated mixed-use development sites where such accommodation is proposed as part of the mix of uses; visitor accommodation to be provided in the upper floors of public houses, at residential health and beauty facilities, educational field centres and function/conference venues; and proposals to improve guest facilities or increase the number of rooms at existing hotels and guesthouses. Within defined centres and along the seafront within the District's coastal towns, the Council will seek to retain the accommodation provided within existing hotels and guesthouses. Outside of these areas, the change of use or redevelopment of existing hotels and guesthouses to alternative uses will only be permitted if the applicant can demonstrate that the current use is no longer economically viable.

Limited information in the form of accounts from 2014 -2017 have been provided in an attempt to demonstrate that the premises is no longer viable for the guest house use. However, no evidence of a sustained but ultimately unsuccessful marketing exercise for its current use or any form of employment use has been provided failing to meet the requirements of the aforementioned policies.

The development would result in the loss of a hotel in the centre of the district's main coastal resort of Clacton on Sea. This proposal is therefore contrary to saved policies ER24 and ER3 of the Tendring District Local Plan 2007 to the detriment of the tourist economy with no evidence to satisfactorily demonstrate that the proposal would not undermine the tourism function of the resort.

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<u>21/01731/FULH</u> <u>H</u> Approval - Full 10.12.2021	Ms Steels	Proposed single storey extension between No 22 and 24 to create one dwelling.	22 & 24 Brighton Road Holland On Sea Clacton On Sea Essex CO15 5ST
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. 22/24/BRH/1		
	Reason - For the avoidance of doubt and in the interests of proper planning.		
<u>21/01777/FULH</u> <u>H</u> Approval - Full 08.12.2021 Delegated Decision	Mr David Garlick	Proposed work to add to the existing rear extension (A dining room) by going out to the side of it with a new build.	Twickers Rush Green Road Clacton On Sea Essex CO16 7BL
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. ID2276/M01		
	Reason - For the avoidance of doubt and in the interests of proper planning.		
<u>21/01968/TPO</u> Approval - Full 10.12.2021 Delegated Decision	Ms Sinker - Graham High Group	Group of Oaks - Reduce height to 7.0m and reduce lateral branches by 2.0m balancing crowns.	Footpath to The rear of 20 Seafields Road Holland On Sea Clacton On Sea Essex CO15 5HJ
01	The work should be undertaken before the expiration of 2 years from the date of this permission.		

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

Elmstead Market Parish Council

No determinations

Frating Parish Council

No determinations

Frinton & Walton Town Council

<u>21/00815/FUL</u> Approval - Full 06.12.2021 Delegated Decision	Mr Michael Phillips - Abbeylord Properties Ltd	Proposed conversion of existing buildings and change of use to form 8 self-contained apartments.	Coastguard Station East Terrace Walton On The Naze Essex CO14 8PY
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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:

- Pr17 b Amended proposed north east elevations
- Pr14 d Amended proposed elevation and section
- Pr13 d Amended proposed elevation and section
- Amended flood warning and evacuation plan received 05th November 2021
- 12 a Amended proposed block plan
- Pr11 c Amended proposed first floor plan
- Pr15 a Amended proposed elevations and sections
- Pr16 a Amended proposed sections
- Pr18 a Amended proposed roof plan
- Pr10 b Amended proposed ground floor plan
- Amended flood risk assessment received 14th October 2021
- Ex04 Existing south east and north west elevations
- Ex06 Existing north west elevation and section c-c
- 10 Site plan
- 11 Existing block plan
- 13 Existing site photos
- Pr10 Existing ground floor plan
- Ex02 Existing first floor plan
- Ex03 Existing roof plan
- Ex05 Existing south west elevation and section b-b

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

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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/retained on both sides of each vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.	
		Reason: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.	
04		Prior to occupation of the development a vehicular turning facility, of a design to be submitted to and 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 occupation of the development each vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of each access at its junction with the highway shall not be more than 5.5 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.	
		Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.	
07		There shall be no discharge of surface water onto the Highway.	
		Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.	
08		The proposed new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay and retained free of obstruction above 600mm at all times.	
		Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.	
09		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 the mobility impaired, has been hard surfaced, sealed and 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.	
10		The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation	

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and retained at all times.

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

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

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

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

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

- 13 Prior to the commencement of any construction or demolition works, the applicant (or their contractors) shall submit a full method statement to, and receive written approval from, the Pollution and Environmental Control. This should at minimum include the following where applicable.

o 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.

o 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.

Lighting:

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

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

Reason: Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974). To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

- 14 No development shall commence until precise details of lighting and refuse storage/collection points have been submitted to and approved, in writing, by the Local Planning Authority. Such lighting, refuse points and materials so approved shall be those used in the development.

Reason: To ensure a satisfactory development in relation to external appearance and in the interests of residential amenity.

- 15 No building hereby permitted shall be occupied until a landscape management plan setting out how the communal open space and landscaping will be carried out and by whom, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved landscape management plan for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure appropriate landscaping of the communal areas is provided by the development.

- 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

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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 development shall take place until precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

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

19 No development shall commence until details of existing and proposed levels of the site, and finished floor levels, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme before any dwelling is first occupied.

Reason - Due to the change in site levels over the site, in relation to residential amenity and impact on neighbouring properties.

20 Electric vehicle charging points shall be provided for all the approved flats prior to first occupation.

Reason: In the interests of sustainable transportation.

21 Prior to the first occupation of the development hereby permitted, a copy of the approved Amended flood warning and evacuation plan received 05th November 2021 shall be provided to all occupiers of the dwellings hereby permitted upon first occupation and the details of the approved Plan shall be carried out/implemented accordingly for the lifetime of the development.

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

22 Prior to the first occupation of the development hereby permitted all the ground floor flats shall be equipped with a ground floor flood water alarm. The details of which shall be submitted to and approved in writing by the Local Planning Authority. These alarms shall remain in place for the lifetime of the development.

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

23 The windows on the historic terraced section of the building shall be made of timber only.

Reason - In the interests of maintaining the character and appearance of the host building and the setting of the heritage assets nearby.

24 The development shall be carried out so that finished floor levels are shown to be 300mm above the 1:200 flood event.

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Reason: To reduce the risk of flooding to future residents

- 25 No development shall commence until precise details the manufacturer and types and colours of the external facing materials and roofing materials for the dwelling to be used in the construction have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure a satisfactory development in relation to external appearance and in the interests of residential amenity.

- 26 All ground floor, first floor and second floor W.C, ensuite / Bathroom windows and roof lights shall be of obscured glazing. No development shall commence until precise details of the type, form and colour of the obscured glazing of all ground floor, first floor and second floor W.C, ensuite / Bathroom windows and roof lights shall be submitted to and approved in writing by the Local Planning Authority. All the ground floor, first floor and second floor W.C, ensuite / Bathroom windows and roof lights shall be non opening unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be implemented and retained for the lifetime of the development.

Reason - To protect residential amenity.

- 27 No development shall commence until precise details of the submersible pumps to be used within the development have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed in each flat at ground floor level and retained for the lifetime of the development.

Reason - To protect residential amenity during times of flooding.

21/01274/DETA/ L Approval - Reserved Matters/Detailed 08.12.2021 Delegated Decision	Mr Perry Hubble	Reserved matters application for the erection of 5 bungalows, considering details of access, appearance, landscaping, layout and scale, pursuant to outline planning consent 19/00724/OUT.	Land adjacent Hollyoak Pork Lane Great Holland Essex
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- 01 The development hereby permitted shall be carried out in strict accordance with the following approved plans/documents: 18.1467.100 Rev A, 18.1467.101, 18.1467.201 Rev A, 18.1467.202 Rev A, 18.1467.400, 18.1467.401, 18.1467.402, 18.1467.403 and

Landscape Specification (Arborterra Ltd, dated 4th March 2021)
Soft Works Plan (Plan No: 1251-01)
Hard Works Plan (Plan No: 1251-02)
Proposed Fire and Refuse strategy (Plan No: 18.1467.200 Rev A)
Design and Access Statement (dated March 2021)
Planning Statement (dated July 2021)
Preliminary Ecological Appraisal (Hybrid Ecology Ltd, dated 26th February 2021)
Transport Statement (Journey Transport Planning, dated March 2021)
Drainage Strategy (Ardent, ref: 2005360-01, dated June 2021)

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

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02 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:

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

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

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

04 Prior to any development above slab level a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

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

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

06 Prior to the first occupation of the development hereby approved, 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.

07 Prior to first occupation of the development hereby approved, all mitigation and enhancement measures and/or works must be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Hybrid Ecology dated February 2021) submitted with the application.

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

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

08 Prior to the first occupation of the development hereby approved a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging and show how and where external lighting will be installed and clearly demonstrate that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No other external lighting shall be installed without prior written consent from the Local Planning Authority

Reason: To 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)

09 Notwithstanding the hard and soft landscaping plans and landscape specification submitted with the application, prior to any development above slab level, a revised landscaping scheme and specification shall be submitted to and approved in writing by the Local Planning Authority, to incorporate the areas of concern outlined in the tree and landscape officer's response dated 7th September 2021 and as agreed by the Agent via email received 19th October 2021. The revised landscaping scheme shall thereafter be implemented in accordance with the approved details and prior to first occupation of the development hereby approved.

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

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10 Prior to the first occupation of the development hereby approved the car parking and turning areas must be provided in accordance with the approved plans. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.

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

11 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

12 Each vehicular parking space which is bounded by walls or other construction shall have minimum dimensions of 3.4 metres x 5.5 metres.

Reason: To encourage the use of off-street parking and to ensure adequate space for parking off the highway is provided in the interest of highway safety.

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

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

14 Notwithstanding the provisions of Schedule 2 Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, additions or alterations to the roofs of the dwellings hereby approved shall be carried out except where express planning permission has been obtained.

Reason - To ensure that private residential amenities of the neighbouring and future occupiers are protected.

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

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

Reason: To ensure that the future outward growth of the planting does not encroach upon the

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highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety

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

Reason - In the interests of sustainability and to accord with the requirements of Paragraph 112 e) of the NPPF (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.

- 18 Prior to the first occupation of the development hereby approved, a landscape contractual arrangement must be in place to ensure the maintenance of all public soft landscaped areas on behalf of the residents of the new dwellings for the lifetime of the development.

Reason: To ensure appropriate maintenance of the approved landscaping scheme, in the interests of visual amenity, the quality of the development and the character of the area.

- 19 Prior to the first occupation of the development hereby approved, a detailed Maintenance and Management Plan/Scheme for the implemented drainage must be in place to protect the longevity of the scheme's drainage infrastructure and shall be operational for the lifetime of the development.

Reason: To protect the site and the future occupiers from an increased risk of flooding.

21/01374/FUL Approval - Full 09.12.2021 Committee Decision	Emma Ormond- Bones - Essex Wildlife Trust Limited	Proposed creation of a network of small ponds (1 - 3) to complement the existing water features on site for the benefit of wildlife.	John Weston Nature Reserve Accessed Via Old Hall Lane Located North of Pumping Station Walton-on-the-Naze CO14 8LQ
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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 drawings:

2008/00 Site Layout Plan
2008/02A Proposed Elevations and Floor Plans

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

- 03 Prior to commencement of the development hereby approved, a construction environmental management plan for biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

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- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve protected and priority species and allow the Local Planning Authority 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).

04 No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the local planning authority.

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the written scheme of investigation defined above.

The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To allow proper investigation and recording of the site which is potentially of archaeological and historic significance.

<u>21/01751/FULH</u> <u>H</u> Approval - Full 10.12.2021	Mr and Mrs Robinson	Proposed ground floor extensions to form utility room, bedroom, ensuite, porch and new roof over existing bay window.	3 Ashes Close Walton On The Naze Essex CO14 8TZ
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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. RAC - 01 Revision C

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

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<u>21/01931/TPO</u> Approval - Full 08.12.2021 Delegated Decision		1 No. Oak tree - reduce by 2-3 meters	78A Woodberry Way Walton On The Naze Essex CO14 8EW
01	The work should be undertaken before the expiration of 2 years from the date of this permission.		
02	All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.		
<u>21/01933/TPO</u> Approval - Full 08.12.2021 Delegated Decision		1 No. Sycamore - repollard.	70 Pole Barn Lane Frinton On Sea Essex CO13 9NH
01	The work should be undertaken before the expiration of 2 years from the date of this permission.		
02	All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.		
<u>21/01934/TCA</u> Approval - Full 08.12.2021 Delegated Decision		3 No. Birch trees - reduce, Pollard Prunus.	Trafalgar House 55 Fourth Avenue Frinton On Sea Essex CO13 9DY
<u>21/01941/TCA</u> Approval - Full 08.12.2021 Delegated Decision		1 No. Prunus - Trim, 1 No. Prunus - remove, 1 No. Mimosa - reduce, 1 No. Prunus - trim, and 1 No. Pear tree - remove.	Glamis Lodge 34 Fourth Avenue Frinton On Sea Essex CO13 9DX
<u>21/01950/TCA</u> Approval - Full 08.12.2021 Delegated Decision	Mrs Margaret Benz	1 No. Oak in front garden - crown thin, clean and remove Ivy, 1 No. Maple in rear garden - trim overhang, Small Thorn Trees - reduce.	4 Grays Farm Close Kirby Le Soken Frinton On Sea Essex CO13 0FY

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Great Bentley Parish Council

<u>21/01716/FUL</u> Approval - Full 08.12.2021 Delegated Decision	Mr Dee Patel Plough Great Bentley Ltd	Proposed covered external seating area to the rear of the existing pub.	Plough Inn Plough Road Great Bentley Colchester Essex CO7 8LA
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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:- 82.08/A.02, 82.08/A.04 and 82.08/A.06; received 4th October 2021.

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

Great Bromley Parish Council

No determinations

Great Oakley Parish Council

No determinations

Harwich Town Council

<u>21/01071/FUL</u> Approval - Full 10.12.2021 Delegated Decision	Mr Peter White	Proposed erection of 4 no. two-bedroom terraced houses.	79 Stour Road Harwich Essex CO12 3JH
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

- 2102-L(--)-001 - Existing Site Plan/Context Elevations & Sections
- 2102-L(--)-100 - Proposed Site Plan/Context Elevations & Sections
- 2102-L(--)-101 - Proposed Floor Plans
- 2102-L(--)-102 - Proposed Sections and Elevations

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

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

a) Noise Control:

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

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

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

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

b) Emission Control

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

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

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

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

Reason: In order to protect neighbouring residential amenity.

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

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

ii) Loading and unloading of plant and materials.

iii) Storage of plant and materials.

iv) Wheel and underbody washing facilities.

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

05 Prior to above ground works a scheme for the provision of electric vehicle charging facilities

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for each dwelling shall have first been submitted to and approved in writing by the local planning authority. Thereafter the charging facilities as may have been approved shall be installed in a working order, prior to first occupation of the respective plot.

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

- 06 Notwithstanding the details shown on the layout plan hereby approved under Condition 2 above, prior to above ground works a hard and soft landscaping scheme shall have first been submitted to and agreed in writing by the local planning authority. The scheme shall include details of all boundary treatment and details of soft landscaping to the front of the dwellings (between parking spaces, and at the sides of the site) as well as details of landscaping and planting along the rear (eastern) boundary of the site.

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

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

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

Reasons: In the interests of visual amenity.

- 08 There shall be no obstruction above ground level within a 2.4 m 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 accesses is first used by vehicular traffic and retained free of obstruction above 600mm at all times particularly at the bend of Talbot Road.

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.

- 09 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 in accordance with policy DM1.

- 10 No unbound material shall be used in the surface treatment of the vehicular accesses throughout.

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

- 11 Prior to occupation of the development each vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be more than 4.5 metres (equivalent to 5 drop kerbs), shall be retained at that width for 5.5 metres within the site and shall be provided with an

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appropriate dropped kerb vehicular crossing of the footway/highway verge.

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

12 The public's rights and ease of passage over public bridleway no.46 (Harwich_169) shall be maintained free and unobstructed at all times during the construction phase.

Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11.

13 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.

14 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.

15 Each vehicular parking space which is bounded by walls or other construction shall have minimum dimensions of 3.4 metres x 5.5 metres.

Reason: To encourage the use of off-street parking and to ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

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

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

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

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

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

Reason: In order to protect neighbouring residential amenity.

19 Notwithstanding the provisions of Schedule 2 Part 1 Classes B, C and E of the Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no outbuildings or extensions, additions or alterations to the roofs of the dwellings hereby approved shall be carried out except where express planning permission has been obtained.

Reason - To ensure that private residential amenities of the neighbouring and future occupiers are protected.

20 The development hereby permitted shall be carried out in strict accordance with the details, finished floor levels, flood resistance and flood resilience measures as set out in the Flood Risk Assessment dated 28/10/2021, Version 1.0 (RAB: 2813FRD) by Resilience and Flood Risk

Reason - To ensure the development can be made safe for its lifetime and to safeguard future occupiers of the development.

21 Prior to the first occupation of the development hereby permitted, a copy of the Flood Warning and Evacuation Plan as set out in Appendix D of the Flood Risk Assessment dated 28/10/2021, Version 1.0 (RAB: 2813FRD) by Resilience and Flood Risk shall be provided to all occupiers of the dwellings hereby permitted upon first occupation and the details of the approved Plan shall be carried out/implemented accordingly for the lifetime of the development.

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

<u>21/01747/ADV</u> Approval - Advertisement Consent 09.12.2021 Committee Decision	<i>Kirstin Foley - Tendring District Council</i>	<i>Consent to display 4 no. proposed advertisement boards to show what the site will look like when it is finished.</i>	<i>Starlings Block Land to The South of High Street Harwich Essex CO12 3AT</i>
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01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements

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shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Additionally all advertisement consents are for a fixed term of 5 years unless this period is varied on the formal decision notice.

- 02 The proposed works particularly to the external surface area directly abuts to the back of the footway. This is public highway, and the construction work must be carried out subject to arrangements made with the Service Management Office (SMO1) contact details in the informative at the foot of the page.

Reason - In the interests of highway safety.

Lawford Parish Council

<u>21/01685/DETA/</u> <u>L</u> Approval - Reserved Matters/Detailed 10.12.2021 Delegated Decision	<i>C Rowland and R Murfitt</i>	<i>Proposed erection of one dwelling . (Part submission details following outline planning permission 20/01630/OUT for Access only.)</i>	<i>Land Adj 59 Harwich Road Lawford Manningtree Essex CO11 2LP</i>
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- 01 The development hereby permitted shall be carried out in accordance with the following approved plans -

- Block Plan scanned 10 Dec 2021
- Visibility Splays scanned 02 Dec 2021

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

- 02 Prior to occupation of the development, the road junction / access at its centre line shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres by 166 metres to the west and 2.4 metres by 155 metres to the east, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times. There shall be no obstruction to visibility west of the access, above 600mm and below 2 metres, in advance of a line drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending across the entire frontage.

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

- 03 Prior to occupation of the development the vehicular turning facility shown on Block Plan scanned 10 Dec 2021 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

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

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

05 Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 4.5 metres (equivalent to 5 drop kerbs), shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge (no radius kerbs).

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

06 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

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

Little Bentley Parish Council

No determinations

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

No determinations

Little Oakley Parish Council

No determinations

Manningtree Town Council

No determinations

Mistley Parish Council

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21/01659/FULH H Approval - Full 06.12.2021	Mr Simon Atkinson	<i>Proposed single rear extension works involving demolition of timber frame shed and replacing with single storey structure for domestic use. With refurbishment of existing rear adjoining structure with the retention of existing roof.</i>	8 The Green Mistley Manningtree Essex CO11 1EU
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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): P01 C, the heritage statement, and design and access statement submitted with the application.

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

03 Prior to commencement of above ground works, a schedule specifying all external finish 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 application relates to a listed building and is located within a Conservation Area and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building and wider area

04 Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of method of glazing, framing, glazing bars, cills, finish, 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 - The application relates to a listed building and is located within a Conservation Area and therefore such details are necessary in order to preserve and enhance the historic character and integrity of that building in wider area.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
21/01660/LBC Approval - Listed Building Consent 06.12.2021 Delegated Decision	Mr Simon Atkinson	Proposed single rear extension works involving demolition of timber frame shed and replacing with single storey structure for domestic use. With refurbishment of existing rear adjoining structure with the retainment of existing roof.	8 The Green Mistley Manningtree Essex CO11 1EU
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): P01 C, the heritage statement, and design and access statement submitted with the application.		
Reason - For the avoidance of doubt and in the interests of proper planning.			
03	Prior to commencement of above ground works, a schedule specifying all external finish 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 application relates to a listed building and is located within a Conservation Area and therefore such details are necessary in order to preserve and enhance the historic character and integrity of the building and the wider area			
04	Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of method of glazing, framing, glazing bars, cills, finish, 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 - The application relates to a listed building and is located within a Conservation Area and therefore such details are necessary in order to preserve and enhance the historic character and integrity of the building and the wider area.			
21/01783/FUL Approval - Full 09.12.2021 Delegated Decision	Mr Volf - Stour Valley Care Group	Proposed replacement of existing conservatory with new.	4 Long Road Mistley Manningtree Essex CO11 2HN

<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.

- o 666/61 (Received 15th October 2021)
- o 666/63 (Received 15th October 2021)

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

Ramsey & Parkeston Parish Council

<u>21/01965/TPO</u> Approval - Full 10.12.2021 Delegated Decision	Mrs Amanda Doyle	3 No. Sycamores and 1 No. Oak - crown reduction of 30%, 1 No. Sycamore - fell.	1 Michaelstowe Close Ramsey Harwich Essex CO12 5ES
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01 The work should be undertaken before the expiration of 2 years from the date of this permission.

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

St Osyth Parish Council

<u>21/01207/FUL</u> Approval - Full 08.12.2021 Delegated Decision	Mr and Mrs Steve and Jan Collett	Proposed demolition of one existing building and replacement with one new dwelling.	20 Tower Estate St Osyth Clacton On Sea Essex CO16 8NG
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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. E15P15
- Drawing No. P005
- Drawing No. P006
- Drawing No. P007

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- Drawing No. P008
- Drawing No. P010
- Drawing No. P011
- Drawing No. P012
- Drawing No. P013
- Drawing No. P014
- Drawing No. P001 A

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

- 03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the window serving the shower room on the first floor to the south westerly side elevation shown on Drawing No. P011 shall be non opening and glazed in obscure glass and shall thereafter be permanently retained in this approved form.

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

- 04 The development hereby approved shall be carried out in accordance with the Flood Risk Assessment scanned 05 July 2021 and Further Environment Agency Information scanned 22 Nov 2021

Reason - In order to minimise and manage flood risk.

- 05 The public's rights and ease of passage over public footpath no. 29 (St Osyth_178) shall be maintained free and unobstructed at all times.

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

<u>21/01771/FULH</u> <u>H</u> Approval - Full 08.12.2021 Delegated Decision	Mr & Mrs Barker	Proposed single storey side extension.	3 Dumont Avenue St Osyth Clacton On Sea Essex CO16 8JP
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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. 17/1654/201

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>
21/01953/TCA Approval - Full 08.12.2021 Delegated Decision	St Osyth Parish Church	2 No. Holly Trees- 50 % reduction.	St Osyth Parish Church Church Square St Osyth Essex CO16 8NU

Tendring Parish Council

20/01156/FUL Approval - Full 06.12.2021 Delegated Decision	Mr and Mrs Harrison-Osborne	Replacement of 2no. agricultural buildings with a three bed dwelling (in lieu of prior approval for 2no. dwellings subject of application 20/00270/COUNOT).	Brockets Lodge Stones Green Road Tendring Clacton On Sea Essex CO16 0DD
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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. 6762-A-1100
- Drawing no. 6762-A-1101
- Drawing no. 6762-A-1102
- Drawing no. 6762-A-1201 B
- Drawing no. 6762-A-1202 B
- Drawing no. 6762-A-1301 B

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

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

Reason - In the interest of neighbouring amenities

04 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.

05 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

<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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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.

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

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

- 07 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

- 08 Prior to occupation of the dwelling a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the edge of the access, shall be provided on both sides of the parking area. 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

- 09 Prior to occupation of the dwelling a suitable vehicular turning area, 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

- 10 The public's rights and ease of passage over public footpath / bridleway / byway no.1 (Tendring_179) shall be maintained free and unobstructed at all times.

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

- 11 Any new boundary planting shall be planted a minimum of 1 metre back from 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.

- 12 No demolition or conversion can commence until a historic building record has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of Archeology.

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13 Prior to commencement, the applicant will submit a historic buildings report which has been submitted to and approved in writing by the local planning authority and deposition of a digital archive with the Archaeological Data Service (ADS).

Reason - In the interests of Archaeology

14 A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Section 6 of the Ecological Impact Assessment (Liz Lord Ecology, June 2021), 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 prior to occupation and all features shall be retained in that manner thereafter."

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

15 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Section 6 of the Ecological Impact Assessment (Liz Lord Ecology, June 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

Thorpe-le-Soken Parish Council

<u>21/01767/FULH</u> <u>H</u> Approval - Full 07.12.2021 Delegated Decision	Mr and Mrs J.L Horton	Proposed linked extension to and conversion of outbuilding to living space.	107 Landermere Road Thorpe Le Soken Clacton On Sea Essex CO16 0NG
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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 002 A (Received 5th November 2021)

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

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21/01948/TCA Approval - Full 08.12.2021 Delegated Decision		1 No. Sycamore - Remove	Hanks and Peck Opticians Ltd High Street Thorpe Le Soken Clacton On Sea Essex CO16 0DY
21/01964/TCA Approval - Full 10.12.2021 Delegated Decision	Mrs Sandra Adams	1 No. Sycamore - reduce by 30%. Several Conifers - reduce.	Comarques High Street Thorpe Le Soken Clacton On Sea Essex CO16 0EG

Thorrington Parish Council

Weeley Parish Council

21/01557/FUL Approval - Full 09.12.2021 Delegated Decision	Mr and Ms Thompson and Swinburne	Proposed new dwelling with detached garage.	Land North East of Roxburghe Road Weeley Essex CO16 9DU
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01 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing No. PA-04-B
- Drawing No. PA-01-B
- Drawing No. PA-03

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

02 There should be no obstruction above ground level within a 2.4m 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 access is first used by vehicular traffic and retained free of any obstruction at all times.

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

03 Prior to occupation of the dwelling the vehicular turning facility, shall in principle be constructed, surfaced, in accordance with drawing no. - PA-03 and maintained free from obstruction within the site at all times for that sole purpose.

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

04 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

05 Prior to occupation of the dwelling the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with Roxburghe Road shall not be more than 4.5 metres (5 low kerbs), shall be retained at that width for 6 metres within the site.

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

06 Any new boundary planting shall be planted a minimum of 1 metre back from the 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

07 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

08 Notwithstanding the provisions of Article 3, Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) England Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of fences, walls, 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.

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 No development shall occur within the root protection areas of the protected trees located to the front of the application site.

Reason - To ensure that no development impacts upon the protected trees.

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- 12 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the windows shown on Drawing No. PA-01-B to the first floor, western side elevation serving the Master Bedroom and Ensuite as well as the two first floor rear elevation windows serving the bathroom and en-suite shall be non opening and glazed in obscure glass prior to first occupation and shall thereafter be permanently retained in this approved form.

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

Wix Parish Council

21/01762/FULH H Approval - Full 07.12.2021 Delegated Decision	Mes McCann	Proposed extension to existing garage and workshop and part conversion to annex.	Dawn Harwich Road Wix Manningtree Essex CO11 2SA
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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.

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 annexe in ancillary to the residential use of the dwelling known as Dawn, Harwich Road, Wix, Manningtree, Essex, CO11 2SA.

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.

Wrabness Parish Council

No determinations