

<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

Ardleigh Parish Council

<u>21/01789/FULH</u> <i>H</i> <i>Approval - Full</i> <i>15.12.2021</i> <i>Delegated</i> <i>Decision</i>	<i>Roger Wyncoll</i>	<i>The proposal is for a redesign of the front elevation, increasing the eaves height to create a Georgian style frontage</i>	<i>Woodland Lodge Spring Valley Lane Ardleigh Colchester Essex CO7 7SD</i>
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

PL002
PL007
PL008
PL009
PL010
PL011

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

Beaumont Parish Council

No determinations

Bradfield Parish Council

<u>21/01782/FUL</u> <i>Approval - Full</i> <i>13.12.2021</i> <i>Delegated</i> <i>Decision</i>	<i>Mr Volf - Stour Valley Care Group</i>	<i>Proposed extension of existing care home to provide additional bedrooms and new kitchen.</i>	<i>Meadowcroft Steam Mill Road Bradfield Manningtree Essex CO11 2QY</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:

667/20A, 667/21A and 667/22A.

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

Brightlingsea Town Council

<u>21/01808/FULH</u> <u>H</u> Approval - Full 14.12.2021	Mr and Mrs Fowler	Proposed demolition of existing conservatory with new first floor extension over existing garage, increased front porch size and changes to porch roof. Replacement timber effect cladding over existing rendered elevations	115 Church Road Brightlingsea Colchester Essex CO7 0QJ
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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. 0721494-L01 Revision A
Drawing No. 0721494-L02 Revision B
Drawing No. 0721494-L03

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

Clacton-on-Sea

<u>21/01608/FULH</u> <u>H</u> Approval - Full 13.12.2021	Mr and Mrs Duffy	Proposed first floor extension over existing ground floor extension.	65 Thorpe Road Clacton On Sea Essex CO15 4NT
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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. DTR-01 Revision B

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

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21/01766/FUL Approval - Full 13.12.2021 Delegated Decision	ESNEFT	Proposed internal alterations and single storey infill extension to Peter Bruff and Martello buildings.	Clacton District Hospital Freeland and Martello Court Tower Road Clacton On Sea Essex CO15 1LH
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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: 5405-0315 P01 and 5405-0317; received 12th October 2021 and 5405-0313 P02; received 9th December 2021.

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

03 No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the Local Planning Authority. The rating level of the sound emitted from the site shall not exceed 36 dBA between 0700 and 2300 hours, and 35 dBA at all other times. The sound levels shall be determined by measurement or calculation at the noise sensitive receivers with all machinery operating at design duty. The measurements and/or calculations and assessment shall be made according to BS 4142:2014+A1:2019. Approved details shall be implemented prior to occupation/use of the development and thereafter be permanently retained.

Reason - To protect the amenities of adjoining occupiers.

21/01818/ADV Approval - Advertisement Consent 13.12.2021	Brett Bowers - AS Watson	Proposed 1 x fascia sign advertisement and 1 x projecting sign advertisement.	48 Pier Avenue Clacton On Sea Essex CO15 1QN
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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

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

Drawing No. A2050
Drawing No. A210 D

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

Elmstead Market Parish Council

No determinations

Frating Parish Council

No determinations

Frinton & Walton Town Council

<u>21/01359/FUL</u> Approval - Full 14.12.2021 Delegated Decision	Mr Derek Brown	Proposed change of use of the existing office premises to a single residential maisonette on the 1st and 2nd floors at 58 Connaught Avenue with access via the ground floor and the reinstatement of an original window on the rear elevation of No 58 to replace a ventilation grill.	58-60 Connaught Avenue Frinton On Sea Essex CO13 9YY
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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02 The development hereby permitted shall be carried out in accordance with the following approved plan: 1224-P-000, 1224-P-101, 1224-P-102, 1224-P-103, 1224-P-104, 1224-P-105

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

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

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

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

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

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

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

<u>21/01558/FULH</u> <u>H</u> Approval - Full 15.12.2021 Delegated Decision	Mr Tony Harper	Proposed ground floor extension to front of existing dwelling.	Tudor Lodge Church Lane Great Holland Frinton On Sea Essex CO13 0JS
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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:

0790_A_DD_04
0790_A_DD_03_B
0790_A_DD_02_B
0790_A_DD_01_B

Amended Heritage Statement (scanned 12th November 2021)

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

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21/01924/LUPR OP Lawful Use Certificate Granted 14.12.2021 Delegated Decision	Mr and Mrs Raymond	Proposed single storey extension.	5 Bushell Way Kirby Cross Frinton On Sea Essex CO13 0TW
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

21/01993/TCA Approval - Full 16.12.2021 Delegated Decision		1 No. Holly - remove.	54 Third Avenue Frinton On Sea Essex CO13 9EE
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Great Bentley Parish Council

No determinations

Great Bromley Parish Council

No determinations

Great Oakley Parish Council

No determinations

Harwich Town Council

No determinations

Lawford Parish Council

No determinations

Little Bentley Parish Council

No determinations

Little Bromley Parish Council

No determinations

Little Clacton Parish Council

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21/01730/FULH H Refusal - Full 15.12.2021	Mr Boyland - Vision Design and Planning	Proposed erection of detached garage.	145 Harwich Road Little Clacton Clacton On Sea Essex CO16 9NJ

01 One of the core planning principles of The National Planning Policy Framework (NPPF) 2021 as stated at paragraph 130 is to always seek to secure high quality design, planning decisions must ensure that development is sympathetic to local character, including surrounding built environment and landscape setting. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

Saved Policy QL11 of the Tendring District Local Plan (2007) and emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings, particularly in relation to its form and design.

Emerging Policy SPL3 states that development must relate well to its site and surroundings particularly in relation to its siting, height, scale and massing. Furthermore the development must respect or enhance existing street patterns. Furthermore, Emerging Policy PPL3 states that the Council will protect the rural landscape and refuse permission for any proposed development which would cause overriding harm to its character or appearance.

The proposed garage is of an excessive height and forward siting in relation to the host dwelling and surrounding streetscene. Given that the site is located at the edge of built form along Harwich Road and is largely surrounded by open fields it is considered to have a prominent location within the streetscene. The forward sited garage will appear incongruous and overly dominant within the streetscene and is considered to be visually intrusive within the area. The proposed garage is therefore considered to be contrary to the above mentioned policies as it does not reflect the character of the locality and causes significant harm to the appearance of the rural landscape. The proposal is deemed to have a significant adverse effect on visual amenity and the character of the surrounding area contrary to the above policies and NPPF.

Little Oakley Parish Council

No determinations

Manningtree Town Council

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21/01974/TCA Approval - Full 13.12.2021 Delegated Decision	Florence Lewis - Churchmanor Estates	1 no Sycamore - Re-pollard back to previous points - overgrown and touching wires overhead, 6 no Lime - Re-pollard back to previous points overgrown and touching wires overhead, 1 no Apple - Formative prune / light reduction up to 1 m - overgrown and losing shape, 1 no Holly - Formative prune / light reduction up to 2 m - very over grown and lost bush shape.	33 South Street Manningtree Essex CO11 1BG

Mistley Parish Council

21/01788/FULH H Approval - Full 13.12.2021 Delegated Decision	Kelvin and Sarah Howlett	Proposed front porch, reconfiguration and extension of garage, and single-storey side and rear extension.	Matlock 15 New Road Mistley Manningtree Essex CO11 2AE
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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 0364/PL/03 (Received 18th October 2021)
- o 0364/PL/05 (Received 18th October 2021)
- o 0364/PL/02A (Received 23rd November 2021)
- o 0364/PL/04A (Received 23rd November 2021)

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

Ramsey & Parkeston Parish Council

No determinations

St Osyth Parish Council

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<u>21/01773/FULH</u> <u>H</u> Approval - Full 14.12.2021 Delegated Decision	Mr Parsons	Proposed demolition of single storey extensions and attached garages. The construction of an extension together with the redesign of the first floor and the construction of a new detached garage.	94 Dumont Avenue St Osyth Clacton On Sea Essex CO16 8JS
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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:

965/2 B
965/3

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

03 The 1.7m privacy screen shown on Drawing Number 965/2 B shall be installed prior to first use of the hereby approved balcony area to which it relates and shall be retained as such thereafter.

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

04 The garage shall not be occupied at any time other than for a residential garage in ancillary to the residential use of the dwelling known as 94 Dumont Avenue, St Osyth, Clacton On Sea, Essex, CO16 8JS

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.

<u>21/01837/FULH</u> <u>H</u> Approval - Full 14.12.2021 Delegated Decision	Mr and Mrs Youngman	Proposed single storey rear extension with 4 No. rooflights.	14 Beacon Heights St Osyth Clacton On Sea Essex CO16 8JW
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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.

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o 01 D (Received 25th October 2021)

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

Tendring Parish Council

No determinations

Thorpe-le-Soken Parish Council

<u>21/01411/FUL</u> Approval - Full 16.12.2021 Committee Decision	Marks Tey Farms Limited	Variation of conditions 3, 5, and 6 (occupation conditions) of planning application 21/00028/FUL	Land adjacent Thorpe Cross Lodge 26 Frinton Road Thorpe Le Soken Clacton On Sea Essex CO16 0HR
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01 The development hereby permitted shall be begun before the expiration of three years from 2nd August 2021.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans:- Y0344-CS-001 REV D, received 23 Dec 2020; Y0344-CS-1250, received 28 Jan 2021; 205687-A-01 REV A, 205687-A-01-AT01, 205687-A-02 REV A received 07 Jun 2021 and the Management Strategy, received 14th June 2021.

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

03 The use hereby permitted shall be solely for holiday accommodation. No person shall occupy the site for more than 56 consecutive days.

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

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

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

05 No caravan shall be occupied for any period of 6 weeks (can be non-continuous) between 1st November and 28th February, in any year.

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

06 Occupation of the caravans is prohibited by those detailed in the Management Strategy as

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submitted and approved by the Council, unless otherwise amended in writing by agreement from the Council.

Reason - To safeguard the amenities of the adjoining premises.

07 Prior to occupation of the development, the road junction / access at its centre line shall be provided with a minimum visibility splay with dimensions of 2.4 metres by 130 metres to the east and 2.4 metres by 121 metres to the west, 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.

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.

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

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

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

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

10 Prior to the occupation of any of the proposed caravans, the proposed 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 (no radius kerbs).

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.

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

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

13 The existing access into the site as indicated on block plan (DWG. no. Y0344-CS-001 Rev. D) shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / cycleway / kerbing immediately the proposed new access is brought into first beneficial use.

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

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14 The public's rights and ease of passage over public footpath no. 14 (Thorpe le Soken_180) 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.

15 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay. The planting should be retained free of obstruction above 600mm either side of public footpath no. 14 (Thorpe le Soken_180) for the first 5 metres where the internal driveway crosses the PROW.

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.

16 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 if required marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

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

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

18 Prior to the occupation of the development hereby approved a scheme of soft landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate a detailed specification including plant/hedgerow types and sizes.

To enhance the appearance of the development and in the interests of amenity and privacy.

19 No building hereby permitted shall be occupied until a waste management plan setting out how waste (sewage and refuse) will be stored and collected 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 waste management plan for the lifetime of the development.

Reason: To ensure appropriate waste management facilities are provided to accommodate all waste generated by the development.

Thorrington Parish Council

No determinations

Weeley Parish Council

No determinations

Wix Parish Council

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Decision
Date of Decision
Conditions/Reasons

No determinations

Wrabness Parish Council

No determinations