

<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

<a href="#">21/01490/VOC</a> Approval - Full 22.12.2021 Committee Decision	Mr Ross Bain - Vaughan and Byth (Construction) Ltd	Variation of condition 2 (Approved drawing numbers) of application 19/01261/FUL - to allow for design amendments to Plots 2 and 3 and Site Layout Plan.	Land adjacent 2 Wivenhoe Road Alresford Essex CO7 8AD
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01 1. The development hereby permitted shall begin no later than 14 August 2023.

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

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

Drawing no. 714/1

Drawing no. 714/2

Drawing no. 714/3

Drawing no. 714/4

Amended Site Plan - Scanned 11 Nov 2021

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

03 3. The development hereby approved shall be carried out in accordance with drawing no. RS/TP/01 - Tree Constraints Plan and Arboricultural Report - Dated 25/06/13 as submitted under application 21/01572/DISCON.

Reason - To ensure the protection of the retained trees on site.

04 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on approved Drawing no. 714/1 submitted under 21/01572/DISCON 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 implementation and maintenance of the approved landscaping scheme for a period of five years in the interests of the character and quality of the development.

05 Notwithstanding the provisions 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 enlargement of the dwelling houses, additions to their roofs or the construction of buildings incidental to their enjoyment, as permitted by Classes A, B and E of Part 1 of Schedule 2 of that order, shall take place.

Reason - To protect the semi-rural landscape and in the interests of visual amenity.

06 Prior to the first occupation of the dwellings hereby approved, the vehicular access and off street parking and turning facilities in regards to plot 1, as shown on approved drawing 41 Rev

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B submitted under 20/01409/FUL and in regards to plot 2 and 3 as shown on drawing no. 714/1 and an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority, shall be provided.

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

07 The development hereby approved shall be carried out in accordance with the drawing no. 714/1/CMS and Construction Method Statement scanned 07 Sept 2021 submitted under application 21/01572/DISCON unless otherwise agreed in writing by the local planning authority.

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

<a href="#"><u>21/01702/FULHH</u></a> <i>Refusal - Full 23.12.2021 Delegated Decision</i>	<i>Mr Motin Miah</i>	<i>Proposed removal of garage and shed to create self contained accommodation with parking below for relative.</i>	<i>12 Cox Road Alresford Colchester Essex CO7 8EJ</i>
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01 The proposed detached annexe building by reason of its size, scale, height and overall design, would result in an overly dominant and incongruous building within the streetscene of Bramley Close. This would be out of keeping with and harmful to the existing character, layout and grain of development in the area. Such harm is unacceptable and contrary to the objectives of the National Planning Policy Framework (2021) and Adopted Policy (Section 1) SP7, Emerging Policy (Section 2) SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017), and saved Policy QL11 of the Adopted Tendring District Local Plan 2007.

<a href="#"><u>21/01882/FULHH</u></a> <i>Approval - Full 20.12.2021 Delegated Decision</i>	<i>Mr Ray Ware</i>	<i>Proposed reconfiguration of rear single storey extension to form flat roof balcony and extension to Kitchen with internal alterations.</i>	<i>Ford House Ford Lane Alresford Colchester Essex CO7 8BB</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: 002.

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

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<a href="#"><u>21/02016/TPO</u></a> Approval - Full 21.12.2021 Delegated Decision	Mr R Milburn	T5 - Cedar, T6 - Deodar Cedar, T7 - Cedar - cut back limbs overhanging Brindle house and reduce height.	Church of St Andrew and St Peter St Andrews Close Alresford Essex CO7 8BL

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.

### **Ardleigh Parish Council**

<a href="#"><u>21/01690/FUL</u></a> Approval - Full 22.12.2021 Delegated Decision	J Webster	Proposed erection of two 2-bedroom bungalows (in lieu of Prior Approval for two x 2-bedroom dwellings, subject of application 20/00551/COUNOT allowed at appeal).	Land rear of Three Elms Harts Lane Ardleigh Colchester Essex CO7 7QH
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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: WHL-202 B; received 1st October 2021.

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

03 Prior to first occupation of the development, the entirety of the hedgerow, fronting Harts Lane to the east of the approved access shall be removed. Thereafter, there shall be no obstruction to visibility east of the access, greater than 600mm above the adjoining road level, 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 frontage of the site.

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

04 Prior to first 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.

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05		Prior to the occupation of any of the proposed dwellings, 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 and provided with an appropriate crossing of the 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.	
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		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.	
08		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.	
09		The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, 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.	
10		Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.	
		Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety.	
11		The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.	
		Reason - To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.	
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.	

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- 13 No development shall take place until the ground conditions on the site have been subject to a Risk Assessment. This will enable Tendring District Council to decide whether the site is suitable for its proposed use prior to any development taking place. This will incorporate a 'phase one' assessment in the form of a desktop study/site walkover report. This will include a review of previous investigations; previous uses; potential sources of contamination; and potential pathways and receptors. If necessary, this shall be followed up by a 'phase two' risk assessment that shall incorporate a detailed intrusive investigation referring to the phase one study. Individual risk assessments shall be submitted to Environmental Protection for approval on completion.

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

- 14 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, Environmental Protection. This should at minimum include the following where applicable.

#### Noise Control

- 1) The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.
- 2) No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00(except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- 3) The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.
- 4) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
- 5) Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents. 6) If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

#### Emission Control

- 1) All waste arising from the demolition process, ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.
- 2) No materials produced as a result of the site development or clearance shall be burned on site.
- 3) All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.
- 4) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

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).

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<a href="#">21/01780/FUL</a> Approval - Full 23.12.2021 Delegated Decision	Mr and Mrs Halfhide	Proposed conversion of existing outbuilding into a single 2-bedroom dwelling.	Good Hall Coggeshall Road Ardleigh Colchester Essex CO7 7LR

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

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

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

- Drawing No. PW965\_BR02 Revision B - Proposed Floor Plan and Elevations
- Drawing No. PW965\_BR03 Revision B - Construction Notes and Proposed Section A-A
- Drawing No. PW965-BR04 Revision B - Schedules and Proposed Section B-B
- Drawing No. PW965\_BR05 Revision E - Proposed Site Layout Plan
- Drawing No. PW965\_BRPL03 Revision E - Proposed Window and Door Design
- Construction Method Statement dated Oct 2020
- Phase II Contaminated Land Assessment - Reference IE20/002 Date 12/02/2020
- Phase III Remediation Strategy - Reference IE20/002 Date 26/05/2020

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

03 If unexpected contamination is found after development has commenced, no further development shall be carried out on that part of the site affected by the unexpected contamination until the requirements of paragraph 2 have been complied with in relation to such contamination.

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

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

requirements of this paragraph have been satisfied.

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

- 04 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (Liz Lord Ecology, June 2021) and Biodiversity & Enhancement Strategy (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) as updated by the Environment Act 2021.

- 05 Prior to occupation, 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 plans, 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. Development shall be carried out in accordance with the approved details.

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) as updated by the Environment Act 2021

<a href="#"><u>21/01781/LBC</u></a> Approval - Listed Building Consent 23.12.2021 Delegated Decision	Mr and Mrs Halfhide	Proposed conversion of existing outbuilding into a single 2-bedroom dwelling.	Good Hall Coggeshall Road Ardleigh Colchester Essex CO7 7LR
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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 and document:

- Drawing No. PW965\_BR02 Revision B - Proposed Floor Plan and Elevations
- Drawing No. PW965\_BR03 Revision B - Construction Notes and Proposed Section A-A
- Drawing No. PW965-BR04 Revision B - Schedules and Proposed Section B-B

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- Drawing No. PW965\_BR05 Revision E - Proposed Site Layout Plan
- Drawing No. PW965\_BRPL03 Revision E - Proposed Window and Door Design

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

<a href="#"><u>21/02001/TPO</u></a> Approval - Full 21.12.2021 Delegated Decision	Mr William Naphine	2 No. Oaks - remove.	Land at Hunters Chase Ardleigh Essex CO7 7LN
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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.

### **Beaumont Parish Council**

#### **No determinations**

### **Bradfield Parish Council**

<a href="#"><u>21/01116/FUL</u></a> Approval - Full 20.12.2021 Delegated Decision	Mr Matt Doran	Alterations to raise roof of existing snug	Thatched Cottage Wix Road Bradfield Manningtree Essex CO11 2UX
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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:

53404/B/101 B

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

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



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Reason - The site comprises of a Grade II Listed Building and therefore the above details are required to ensure that the proposal does not result in a harmful impact to its character or appearance.

- 04 Prior to installation, a schedule of drawings that show details of all proposed windows, doors and lantern lights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, any pentice boards, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

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

<a href="#"><u>21/01117/LBC</u></a> <i>Approval - Listed Building Consent 20.12.2021 Delegated Decision</i>	<i>Mr Matt Doran</i>	<i>Alterations to raise roof of existing snug</i>	<i>Thatched Cottage Wix Road Bradfield Manningtree Essex CO11 2UX</i>
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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:

53404/B/101 B

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

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

Reason - The site comprises of a Grade II Listed Building and therefore the above details are required to ensure that the proposal does not result in a harmful impact to its character or appearance.

- 04 Prior to installation, a schedule of drawings that show details of all proposed windows, doors and lantern lights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, any pentice boards, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

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

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<a href="#">21/01742/FUL</a> Approval - Full 23.12.2021 Delegated Decision	Mr and Mrs Gordon and Sue Reeve	Proposed change of use of ancillary annexe accommodation (currently linked to Fairways, formerly Holt Tye) to create 1 no. seperate dwelling unit.	Fairways Annexe Holt Tye at Windmill Road Bradfield Essex CO11 2QS

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: 0365/PL/01, 02 and 03 received 08.10.2021 and Site Location Plan received 21.10.2021.

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

03 Prior to occupation of the unit as an independent dwelling, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

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

04 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, AA, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no provision of extensions or alterations/enlargements to the roof, buildings, enclosures, swimming or other pool shall be erected except in accordance with drawings showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To prevent the over-development of a restricted site and to protect the amenity of the occupants of nearby dwellings.

05 As indicated on drawing no. 0365/pl/03, 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.

06 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.

## **Brightlingsea Town Council**

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<a href="#">21/01734/FULH</a> <a href="#">H</a> Approval - Full 21.12.2021 Delegated Decision	Mr Philip Howden	Proposed two storey rear extension with roof pitch to match the existing house.	21 Oyster Tank Road Brightlingsea Colchester Essex CO7 0DW

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:

Site Location Plan, received 07.10.2021

Existing and proposed rear elevation, proposed first floor plan, received 20.10.2021

Block Plan, proposed side elevations, existing floor plan, received 28.10.2021

Existing side elevations, proposed ground floor plan, received 28.10.2021

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

03 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.

Reason - This is a publicly visible building, set adjacent to a Conservation Area, and close to a listed building where congruent materials are a visually essential requirement.

04 New joinery work (glazed windows and doors) shall match the existing joinery on the host dwelling in respect of materials, dimensions profiles and finish.

Reason - This is a publicly visible building, set adjacent to a Conservation Area, and close to a listed building where congruent materials are a visually essential requirement.

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<a href="#"><u>21/01828/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 22.12.2021 Delegated Decision	Mr Josh Terry and Ms Eleanor Notman	<i>Proposed demolition of existing brick garage and brick and glazed rear conservatory, creation of larger structural opening to existing. Construction of timber garage workshop with studio/maker space at rear with connecting rear kitchen and dining room extension. Main dwelling to have external insulation retro fitted with new cladding, new windows, doors and front porch arrangement. Rear patio steps and planters. First floor minor change to bathroom to adjoin existing WC to bathroom with one door access at landing, making room slightly larger than existing.</i>	46 Park Drive Brightlingsea Colchester Essex CO7 0UB

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. 0/A100/LP/001
- Drawing No. 0/A100/PR/001
- Drawing No. 0/A100/PR/002
- Drawing No. 0/A200/PR/001
- Drawing No. 0/A600/PR/001

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

## **Clacton-on-Sea**

<a href="#"><u>21/01735/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 21.12.2021	Ms Janet Newcombe	<i>Proposed single storey rear extension.</i>	2 Lambourne Close Clacton On Sea Essex CO15 4UT
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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. 2/LCC/1

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

<a href="#">21/01921/LUPR OP</a> Lawful Use Certificate Granted 23.12.2021 Delegated Decision	Mr Craig Indge	Proposed loft conversion with rear dormer, Juliet balcony and 3 Velux windows to the front elevation.	5 Keswick Avenue Holland On Sea Clacton On Sea Essex CO15 4BH
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00 The proposed development constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Classes B & C of the Town & Country planning (General Permitted Development) (England) Order 2015 (as amended).

<a href="#">21/02037/TCA</a> Approval - Full 23.12.2021 Delegated Decision		1 No. Oak - remove, 1 No. Bay - remove, 1 Group Mixed Shrubs - remove.	402 and 404 Old Road Clacton On Sea Essex CO15 3SB
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### **Elmstead Market Parish Council**

**No determinations**

### **Frating Parish Council**

**No determinations**

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

<a href="#">21/00966/FUL</a> Approval - Full 23.12.2021 Delegated Decision	Mrs Zoe Lindsey - Maid In Frinton	Renovation of existing outbuildings for use as a small laundry business.	Uplands 41 Hadleigh Road Frinton On Sea Essex CO13 9HQ
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

- Drawing No. MIF1
- Block Plan scanned 13 Aug 2021

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

03 The development hereby approved shall be carried out in accordance with the Noise Impact Assessment - Report Reference - IAD21023-NoiseAssessment. Prepared by Dr Richard Lord MIOA - Industrial Acoustic Design. Dated 06 October 2021.

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

04 The use hereby permitted shall only operate between the hours of 9am to 3pm Monday to Friday, with no working on Saturdays, Sundays or public holidays.

Reason - To ensure that the use is appropriate within this residential location.

<a href="#"><u>21/01131/FUL</u></a> Application Withdrawn 20.12.2021 Delegated Decision	<i>D and A (2173) Ltd</i>	<i>Proposed change of use from bank premises with accountant's offices and maisonette on the upper floors to a ground floor retail shop with four 1 bedroom flats on the upper floors, including a replacement shopfront.</i>	<i>95 - 97 Connaught Avenue Frinton On Sea Essex CO13 9QA</i>
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<a href="#"><u>21/01211/FUL</u></a> Approval - Full 22.12.2021 Delegated Decision	<i>Mr D Barrett</i>	<i>Proposed single storey dwelling.</i>	<i>Land to The West of 33 Glebe Way Frinton On Sea Essex CO13 9HR</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.

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02 The development hereby permitted shall be carried out in strict accordance with the following approved plans: 22 Rev A, 26 Rev B, 27 Rev A, 28 Rev A

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

03 Prior to the first occupation of the dwelling hereby approved and notwithstanding the submitted plan 27 Rev A, a scheme of hard and soft landscaping works for the site, including all boundary treatments and any changes in ground levels shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to enhance and soften the appearance of the development in the interests of visual amenity and the character of the area.

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

Reason - To ensure the implementation and maintenance of the approved scheme in the interests of visual amenity

05 Notwithstanding the provisions of Schedule 2 Part 1 Classes A to 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 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.

06 Prior to the first occupation of the dwelling hereby approved, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be more than 4.5 metres (5 drop kerbs) and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

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

07 Prior to the first occupation of the dwelling hereby approved 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 for the proposed dwelling. 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.

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08		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.			
09		There shall be no discharge of surface water onto the Highway.	
Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.			
10		Prior to the first occupation of the dwelling hereby approved the new parking area and other areas of hardstanding 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 within the site. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the dwelling thereafter. Each vehicular parking space shall have minimum dimensions of 2.8 metres x 5.5 metres.	
Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur and in the interests of sustainable development and to minimise the risk of surface water flooding.			
11		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.			
12		Any new boundary planting shall be planted a minimum of 1m back from the highway boundary and 1m behind any visibility splays which shall be maintained clear of the limits of the highway or visibility splays thereafter.	
Reason: To ensure that the future outward growth of the hedge does not encroach upon the highway or interfere with the passage of users of the highway and to preserve the integrity of the highway, in the interests of highway safety.			
13		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 in accordance with Policy DM8.			
14		Prior to the occupation of the dwelling hereby approved, an electric vehicle charging point shall be provided.	
Reason - In the interests of sustainability and to accord with the requirements of Paragraph 112 e) of the Framework (2021) which states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.			



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<a href="#">21/01518/FULH</a> <a href="#">H</a> Approval - Full 21.12.2021	Mr and Mrs Tidmarsh	Single storey side extension and alterations to rear elevation (Following demolition of garage).	64 Horsey Road Kirby Le Soken Frinton On Sea Essex CO13 0EQ

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. 2496/01 B

Drawing No. 2496/04

Drawing No. 2496/05 A

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

<a href="#">21/01528/FUL</a> Approval - Full 23.12.2021 Delegated Decision	Mr Peter Goring	Proposed change of use from Class E into a takeaway outlet ( <i>sui</i> <i>generis</i> ).	37 Connaught Avenue Frinton On Sea Essex CO13 9PN
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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. 5 Revision A
- Drawing No. 4 Revision A
- Drawing No. 7 Revision A
- Extraction Details - Scanned 02 Dec 2021

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

03 The hereby approved extraction equipment shall be in operation prior to first use of the hereby approved takeaway. The rating level of noise emitted from the extraction system and condensers shall not exceed 5dBA above the background at any time, the assessment shall be made in accordance with the current version of British Standard 4142. The noise levels shall be determined at all boundaries near to noise-sensitive premises. Confirmation of the findings of the assessment shall be provided in writing to the Local Planning Authority for written approval prior to first use of the hereby approved takeaway.

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Reason - In the interests of residential amenities and nearby noise sensitive premises.

04 The use hereby permitted shall only operate between the hours of 10am and 10pm Monday - Sunday.

Reason - To ensure that the use is appropriate within this mixed commercial and residential location.

05 Prior to the installation of any external lighting precise details shall have first been submitted to and approved in writing by the local planning authority. Any external lighting shall be designed so as to prevent any unnecessary light spill upwards or towards neighbouring residential properties. Thereafter external lighting shall only be installed in accordance with such details as may have been approved.

Reason: In order to prevent unnecessary light pollution and in the interests of protecting the living conditions of existing occupants.

06 The approved use shall be occupied only ancillary to number 35 Connaught Avenue as a takeaway only.

Reason - In the interests of residential amenity.

<a href="#">21/01593/FULH</a> <a href="#">H</a> Approval - Full 23.12.2021 Delegated Decision	Mr Murphy	Proposed single storey rear extension and new balustrading to balcony.	23 Second Avenue Frinton On Sea Essex CO13 9ER
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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 1.1 REV D (Received 23rd November 2021)

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

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<a href="#">21/01632/VOC</a> Approval - Full 21.12.2021 Delegated Decision		Variation of conditions 5 (28 caravan limit), condition 11 (siting and layout of caravans and accessways) and condition 13 (in accordance with drawings) of application 13/00677/FUL in order to vary the approved layout of caravans on the land.	Naze Marine Holiday Park Hall Lane Walton On The Naze Essex CO14 8HL
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01 The caravans shall be occupied for holiday purposes only and shall not be occupied as person's sole or main place of residence. The operators of the caravan park shall maintain an up-to-date register of the names of all owners of caravans on the site and of their main home addresses and shall make this information available at all reasonable time 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.

02 The landscape scheme providing for a tree/shrub belt on the open and landscaped amenity space shown GREEN on drawing no. 3030-200A, and shown on submitted photographs IMG\_4042 (facing north east) and IMG 4044 (facing east) approved on 28th July 2021 under 21/01084/DISCON shall be retained unless otherwise agreed in writing with the Local Planning Authority. Any tree or shrub of the approved landscape scheme that is removed or dies within 5 years of planting shall be replaced with a tree or shrub of similar species.

Reason - To provide an improvement of visual appearance and screening to this development from adjoining residential properties.

03 No more than 24 static caravans shall be stationed on that part of the application site as previously outlined under 13/00224/FUL as illustrated on drawing no. 3030-200A at any one time, and additionally the caravans and accessways shall be sited and laid out solely in accordance with dwg no: P02 submitted on 22nd September 2021 and shall at all times thereafter not be altered.

Reason - The site area is close to residential properties and it is necessary to ensure adequate separation exists to safeguard the living conditions of the occupants of adjoining properties.

04 The area of land within that part of the application site as previously outlined under 13/00224/FUL as illustrated on drawing no. 3030-200A between the eastern boundary of the site and the caravan pitches hereby permitted and shown GREEN on drawing no. 3030-200A shall be used only as an open and landscaped amenity space and no caravan, buildings, structures or equipment shall be stationed, erected or placed on the said open and landscaped amenity space land at any time.

Reason - The site area is close to residential properties and to ensure adequate spacing between such properties and the development exists to safeguard the living conditions of adjoining properties this area must be kept solely as an open amenity and buffer zone.

05 Notwithstanding the submitted details shown on drawing no. 3164-130, 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 this part of the site, which shall

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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 protect and preserve the rural character of the area.

- 06 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 effective implementation of the landscaping scheme, in the interests of visual amenity.

- 07 No more than 12 static caravans shall be stationed on that part of the application site as previously outlined under 10/00897/FUL as illustrated on drawing no. 3030-200A at any one time, and additionally the caravans and accessways shall be sited and laid out solely in accordance with drawing no. 3164-130 and shall at all times thereafter not be altered.

Reason - To ensure the site is well laid out and to protect the occupants of caravans from the risk of fire.

- 08 There shall be no external illumination of the application site or on any caravan on the site other than in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the site and surroundings from disturbance from light pollution.

- 09 No more than 58 static caravans shall be stationed on that part of the application site as previously outlined under 10/00892/FUL as illustrated on drawing no. 3030-200A at any one time.

Reason - To ensure the satisfactory layout of the site.

- 10 The flood risk mitigation measures and flood evacuation plan as detailed in the Flood Warning and Evacuation Plan J-4007-CFM-V4 Edition 4 dated 17/12/14 approved on 30th September 2015 under 13/01397/DISCON shall be implemented and thereafter retained and in place at all times.

Reason - To provide additional safety measures to occupiers of the caravans in an area liable to flooding.

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

13/00677/FUL  
Drawing no. 3030-200A and 3164-130

21/01632/VOC

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dwg no: P02

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

<a href="#"><u>21/01717/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 20.12.2021 Delegated Decision	Mr Daniel Gregg	Proposed removal of existing first floor conservatory and construction of new first floor extension.	15 Kirby Road Walton On The Naze Essex CO14 8QT
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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 AMENDED PROPOSED ELEVATIONS AND FLOOR PLANS (Received 27th October 2021)

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

<a href="#"><u>21/01839/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 20.12.2021	Mr Tony Woodford	Proposed conversion of garage to a gymnasium and a play room, including extension.	66 Walton Road Frinton On Sea Essex CO13 0AG
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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. D02  
Drawing No. D03  
Drawing No. D05  
Drawing No. D06  
Drawing No. D07

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

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<a href="#">21/01840/LUPR OP</a> Lawful Use Certificate Granted 20.12.2021	Mr Tony Woodford	Proposed single storey ground floor rear extension.	66 Walton Road Frinton On Sea Essex CO13 0AG
00	The proposed development constitutes Permitted Development by virtue of the provisions of Schedule 2, Part 1 Class A of the Town & Country planning (General Permitted Development) (England) Order 2015 (as amended).		
<a href="#">21/01843/FULH H</a> Approval - Full 20.12.2021 Delegated Decision	Mr and Mrs Griggs	Proposed single storey rear extension, following demolition of conservatory.	6 Southcroft Close Kirby Cross Frinton On Sea Essex CO13 0QD
01	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.		
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.			
02	The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing no. 01		
Reason - For the avoidance of doubt and in the interests of proper planning.			
<a href="#">21/01897/FULH H</a> Approval - Full 22.12.2021 Delegated Decision	Mr and Mrs Chris and Julie Darbon	Proposed first floor windows moved and lantern to kitchen extension, with two storey side extension and single storey kitchen extension.	45 Second Avenue Frinton On Sea Essex CO13 9LY
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	10344-03 H (Received 3rd November 2021)		
Reason - For the avoidance of doubt and in the interests of proper planning.			

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<a href="#">21/02005/TCA</a> Approval - Full 21.12.2021 Delegated Decision	Mr Wilks	T1 - Apple Tree - Roadside fell to ground level - Tree is very close to road (Bus Route), has been cut back hard to stop being a road hazard and has lost all it's amenity value. T2 - Cuppressus Macrocarpa - Roadside - Trim all round with Hedge Trimmer to previous cutting points, up to .5- 1m being cut off, to tidy and contain size. regular maintenace. T3 - Cuppressus Trees X3 - Rear Boundary - The Trees form a Hedge to rear of garden bordering railway, remove growth on top to previous cutting points, approx 1-2m, to contain height, work usually carried out approx every 3 years.	Dawn 55 Quendon Way Frinton On Sea Essex CO13 9PE
<a href="#">21/02038/TCA</a> Approval - Full 23.12.2021 Delegated Decision	Mr Walker	1 No. Lime Tree - Reduce to previous cutting points. Approx2- 2.5m reduction	Garden Court The Esplanade Frinton On Sea Essex CO13 9DR

**Great Bentley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">21/01257/OUT</a> Refusal - Outline 22.12.2021 Committee Decision	Taylor Wimpey London	Variation of condition 12 of application 17/01881/OUT (allowed on appeal APP/P1560/W/19/32315 54) to remove the reference within condition 12 which requires the pedestrian/cycle link between the site and Birch Avenue to be 3 metres in width. Also allowing for this link between the site and Birch Avenue to be a pedestrian link only.	Land to The South of Weeley Road and to The East of Birch Avenue and Pine Close Great Bentley Essex

- 01 The 2021 National Planning Policy Framework (Framework) defines the social objective of sustainable development to support strong, vibrant and healthy communities, by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The environmental aspect of sustainable development, as referenced in the Framework, seeks to protect and enhance our natural, built and historic environment; including making effective use of land, mitigating and adapting to climate change, including moving to a low carbon economy.

A move towards the use of sustainable transport modes is a key element in achieving a low car economy. The framework defines sustainable transport modes and being any efficient, safe and accessible means of transport with overall low impact on the environment including walking and cycling. Paragraph 92 of the framework states that Planning policies and decisions should aim to achieve healthy, inclusive and safe place which, are safe and accessible for example through the use of attractive, well designed, clear and legible pedestrian and cycle routes. Paragraph 97 of the framework states planning decisions should promote public safety, this includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

Paragraph 104 of the framework states that development proposals should consider opportunities to promote walking and cycling when considering high quality places. Paragraph 106 advises that planning policies should provide for attractive and well designed walking and cycling networks. Paragraph 110 of the framework states that in assessing sites that may be allocated for development in plans it should be ensured that there is safe and suitable access to the site can be achieved to all users. Paragraph 112 of the framework states developments should give first priority to pedestrians and cycle movements both within schemes and with neighbouring areas. Developments should address the needs of people with disabilities and reduced mobility in relation to all modes of transport. Creating places that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles.

Paragraph 130 of the framework states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Establish a sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming



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and distinctive places to live, work and visit. Also that developments should create places that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience. Finally the framework states in paragraph 134 development that is not well designed should be refused.

At a local level the emerging local plan says in Policy SPL3 that all new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The design and layout of the development maintains and or provides safe and convenient access for people with mobility impairments and the development incorporates or provides for measures to minimise opportunities for crime and anti-social behaviour. Policy LP3 states that new residential developments has regard to accessibility to local services, and enhance that character in the immediate area.

Policy CP1 of the Emerging Local Plan section Two 2013 - 2033 (emerging plan) and beyond states that proposals for new developments for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport.. In order to reduce dependence upon private car transport, improve the quality of life for local residents, facilitate business and improve the experience for visitors, all such applications should include proposals for walking and cycling routes and new or improved bus-stops/services. Emerging Policy CP2 states proposals for new development which contribute to the provision of a safe and efficient transport network that offers a range of sustainable transport choices will be supported. Major development proposals should include measures to prioritise cycle and pedestrian movements, including access to public transport.

The pre text to adopted Policy SP6 of the Tendring District Local Plan 2013-2033 and Beyond Section 1 states:

'through implementation of the Essex Cycling Strategy (2016), Cycling Action Plans have been prepared in all the NEAs to increase cycle levels; identify safety issues; identify gaps on key routes; identify ways of closing gaps; and create better cycle connectivity to key employment areas, development zones and schools. The provision of continuous cycle routes and a coherent cycle network will encourage people to make short trips by bicycle rather than by car.'

The adopted policy SP6 the local planning authority shall deliver changes in travel behaviour by applying the modal hierarchy and increasing opportunities for sustainable modes of transport that can compete effectively with private vehicles. Also provide a comprehensive network of segregated walking and cycling routes linking key centres of activity. The policy also aims to facilitate the delivery of a wide range of social infrastructure required for healthy, active and inclusive communities, minimising negative health and social impacts, both in avoidance and mitigation. New developments should provide the conditions for a healthy community through the pattern of development, good urban design, access to local services and facilities; green open space and safe places for active play and food growing, and which are all accessible by walking, cycling and public transport.

Adopted policy SP7 of the Tendring District Local Plan 2013-2033 and Beyond Section 1 states that all new development must meet high standards of urban and architectural design. Responding positively to local character and context to preserve and enhance the quality of existing places and their environs. Also create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car.

Policy QL2 of the adopted 2007 Local Plan states that all new development proposals should be located and designed to avoid the reliance on the use of the private car and promote travel

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choice where cyclists are second in priority behind pedestrians that are first. Adopted Policy TR3a (2007 Local Plan) says where practicable all developments will be required to link with existing footpath and public rights of way networks and provide convenient, safe, attractive and direct routes for walking. Where appropriate, development should also improve links to and between pedestrian routes and public transport facilities, and support pedestrian priority measures.

Adopted Policy TR5 (2007 Local Plan) of the adopted Plan states that all major new developments should provide appropriate facilities for cyclists. These include safe, convenient and clearly defined access to, and circulation within the development site. Cycling provision at developments should link with existing cycle networks, and take account of the need for improvements to the network. Existing and proposed cycle routes will be safeguarded and existing routes should be safeguarded as part of the public highway network by legal order.

Adopted Policy COM1 (2007 Local Plan) states development involving buildings or spaces to which the public will have access as visitors, customers or employees will not be permitted if the design and layout does not provide safe and convenient access for people of all abilities. In particular, to ensure an inclusive environment development shall provide entrances which can be easily and safely accessed by all users, including those with mobility and sensory impairments. Provide safe and convenient access to the development for people of all abilities from parking areas, drop-off points and adjoining public spaces; and clear signposting of accessible facilities and routes to accessible entrances.

Adopted Policy COM2 (2007 Local Plan) states all new development shall contribute to a safe and secure environment, which reduces the incidence and fear of crime and disorder by reducing criminal opportunity and fostering positive social interactions between legitimate users. In particular development shall:

1. maximise overlooking of areas which may be vulnerable to crime such as public spaces, car parking areas and footpaths;
2. maintain a discernible distinction between public and private spaces; and
3. provide a good standard of lighting to public spaces and routes.
  - i. Measures referred to in (i) above, to protect the security of people and property, must be compatible with the character and amenities of the area, which can be successfully achieved through good design.
  - ii. In appropriate cases the Council may seek developer contributions towards the provision of CCTV, lighting or other security measures.

The proposed pedestrian only footpath link, under 3 metres in width, would be contrary to the formation of a 3 metre wide, pedestrian / cycle link that was requested through Condition 12 of the appeal decision associated with the original application 17/01881/OUT (allowed on appeal APP/P1560/W/19/3231554). The narrower pedestrian only pathway would be a less sustainable form of access reducing the ability or likelihood of cyclists to use the link. This would significantly reduce the sustainability credentials of the overall development through the loss of the associated the pedestrian / cycle link to Birch Avenue, that was of highlighted as being of fundamental importance during the initial decision making process.

The narrowing of the link shall result in a compromised level of public safety for users especially where there is a 'pinch point' between 74 and 76 Birch Avenue. As a result of the reduced width of the link, especially via the pinch point and chicanes at either end. Users of mobility scooters, prams and wheelchair especially would find passing difficult or impossible, and this is unacceptable to the Local Planning Authority. It is also considered unrealistic that cyclists would dismount along this stretch of path, compromising pedestrian safety. Furthermore, the fear or perception of crime shall be increased by having sections along the link (either side of the pinch points) where individuals could hide behind, outside of lines of sight of others using this link. Again, this design element of the link is fundamentally objectionable to the Local

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Planning Authority. Due the compromised overall reduced width, and poor design; this is likely to result in less people using the link and a greater use of car movements to access local services and this is in complete contradiction to the instruction of the original Planning Inspector's decision and policies and guidance on such matters.

Overall, the link, due to its narrowed, awkward design, is less visually attractive for potential users. The link represents a poor design solution that fails to provide a continuous cycle route between the new development and the key centres of activity in the rural service centre of Great Bentley. Thus reducing the ability for cycling to compete effectively with private motor vehicles for trips to the centre of Great Bentley. It would fail to make people feel safe and secure when using the link, and fail to adhere to the social and environmental strands of sustainable development as defined by the framework together with aforementioned national and local policies listed above.

<a href="#">21/01825/VOC</a> Approval - Full 20.12.2021 Delegated Decision	Mr Colin James - Penguin Random House UK	Variation of condition 2 (approved plans) of application 21/00719/FUL to change the height of the approved low bay extension (9.0m) to be in line with the approved high bay extension (20.5m) to meet the changing needs of the business.	Penguin Random House UK The Book Service Distribution Centre Colchester Road Frating Colchester Essex CO7 7DW
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01 The development hereby permitted shall be begun before the expiration of three years from 21st October 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:

P0103 E	SITE LAYOUT PLAN
P0205 A	PROPOSED FLOOR PLAN
P0206 A	PROPOSED ROOF PLAN
P0107 E	PROPOSED EXTERNAL MATERIALS
P0209 A	PROPOSED ELEVATIONS
P0210 A	EXISTING AND PROPOSED SECTIONS
P0112 D	PROPOSED FENCE PLAN
P0114 C	PROPOSED TREE REMOVAL PLAN
19-150-EX-001 T5	PROPOSED EXTERNAL LIGHTING LAYOUT
03 B	ILLUSTRATIVE LANDSCAPE SECTIONS
02 B	LANDSCAPE CONCEPT PLAN
P0111 D	AMENDED INDICATIVE SPRINKLER TANK DETAIL
P0113 C	AMENDED PROPOSED CYCLE SHELTER DETAILS
133224/2000 F	AMENDED PROPOSED DRAINAGE LAYOUT
133224/2001 C	PROPOSED LEVELS
133224/2002 C	PROPOSED CUT AND FILL

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

- 03 Prior to the commencement of works of the development hereby approved, a Construction Environmental Management Plan (CEMP for Biodiversity) shall have first been submitted to and approved in writing by the local planning authority. The CEMP for Biodiversity shall include the following:
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.
  - i) Containment, control and removal of any Invasive non-native species present on site.

The CEMP for Biodiversity shall be adhered to and implemented throughout the construction period in accordance with the details as may have been approved.

Reason - In order to conserve protected and Priority species.

- 04 Prior to the commencement of works of the development hereby approved, a construction traffic route plan avoiding Frating and Elmstead, detailing appropriate directional signage, shall have first been submitted to and approved by the local planning authority. The construction traffic route plan shall be via the A133 Colchester Road/A120 route. Thereafter, the construction traffic route as may have been approved shall be adhered to for the duration of construction.

Reason - In the interests of highway safety.

- 05 Prior to the commencement of works of the development hereby approved, precise details of the locations and type of wheel washing facilities to be provided and road cleansing measures shall have first been submitted to and approved in writing by the local planning authority. Thereafter, wheel washing and road cleansing shall take place in accordance with the details as may have been approved for the duration of construction.

Reason - In the interests of highway safety.

- 06 Other than as may have been agreed under Condition 4 (construction traffic route plan) and 5 (wheel washing facilities/road cleansing), the development hereby approved shall take place in strict accordance with the submitted Construction Logistics Strategy and Construction Method Statement.

Reason - In the interests of highway safety.

- 07 Prior to the commencement of works of the development hereby approved in proximity to any tree to be retained, a tree care plan for retained trees shall have first been submitted to and approved in writing by the local planning authority. Thereafter, trees to be retained shall be protected during construction in accordance with the tree care plan as may have been approved.

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Reason - In order to protect retained trees during consideration, in the interests of visual amenity and biodiversity conservation.

08 Prior to cladding of the exterior of buildings hereby approved, notwithstanding Condition 2 above, precise details of the external cladding and the colour scheme shall have first been submitted to and approved in writing by the local planning authority. Thereafter external cladding and the colour scheme shall be in accordance with the details as may have been approved.

Reason - In the interests of protecting visual amenity and the landscape.

09 Prior to above ground works of the development hereby approved, details of a revised Sustainable urban Drainage System (SuDS) scheme shall have first been submitted to and approved in writing by the local planning authority. The scheme shall include long term maintenance proposals. Thereafter, the revised SuDS scheme as may have been approved shall be implemented in full and retained in working order for the lifetime of the development.

Reason - In order to prevent the risk of flooding being increased elsewhere.

10 Prior to above ground works of the development hereby approved, a Biodiversity Enhancement Strategy (BES) for Protected and Priority species shall first been submitted to and approved in writing by the local planning authority. The BES 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).

Thereafter the development shall proceed in accordance with the details as may have been approved. The approved biodiversity enhancement measures shall be retained for the lifetime of the development.

Reason - In order to conserve protected and Priority species and secure a net gain in biodiversity.

11 Prior to first use of the development hereby approved, a scheme for the installation of solar photovoltaic panels and electric vehicle charging points shall have first been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall have been implemented prior to first use and retained for the lifetime of the development.

Reason - In order to secure renewable energy generation and promote sustainable transport, and contribute towards addressing the climate change implications of the development.

12 Prior to first use of the development hereby approved, the following shall have first been provided:

- a) The footway west of the existing site access shall, where feasible, be widened and resurfaced, to a maximum width of 2 metres for a distance of approximately 41 metres (to the pedestrian crossing point that serves the bus stop on the south side of Colchester Road).
- b) The upgrade and/or relocation of the nearest bus stop on the east side of the junction to the site which would best serve the development, to include new pole, flag, timetable, and 5m of raised kerb (details of which shall have first been submitted to and agreed in writing by the Local Planning Authority).

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Reason - In the interests of pedestrian movement and safety, and to ensure the development is accessible by more sustainable modes of transport, such as public transport, cycling and walking.

- 13 Prior to first use of the development hereby approved, the vehicle parking areas indicated on the approved plans, including any parking spaces for HGV's and for disabled and wheelchair users, have been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained for the lifetime of the development, free of obstruction for their intended use.

Reason - In order to avoid pressure for on-street parking on adjoining streets in the interests of highway safety, and to ensure that appropriate parking facilities are provided.

- 14 Prior to first use of the development hereby approved, cycle/two-wheel powered bike parking facilities shall first have been provided in accordance with drawing no. 19107 P0113 C. Thereafter, the facilities shall be retained for their intended purpose for the lifetime of the development.

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

- 15 Prior to first use of the development hereby approved, a new/updated Workplace Travel Plan shall first have been submitted to and approved in writing by the local planning authority. The Workplace Travel Plan as may have been approved shall be actively implemented for a minimum period of 5 years following first use.

Reason - In order to promote sustainable transport.

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

Reason - In the interests of protecting neighbouring residential amenity.

- 17 Prior to the installation of external lighting to serve the development hereby approved, notwithstanding Condition 2 above, an assessment of the effect of proposed external lighting on wildlife shall have first been submitted to and approved in writing by the local planning authority, including any amended external lighting plans as may be required. 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 in these areas (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. Thereafter, external lighting shall be installed only in accordance with the revised details as may have been approved, and shall be retained for the lifetime of the development.

Reason - In order to protect protected species.

- 18 Prior to above ground works of the development hereby approved, a hard and soft landscaping scheme shall have first been submitted to and agreed in writing by the local planning authority, including details of any boundary treatment. Thereafter, the hard landscaping and boundary treatment shall be implemented in accordance with the details which may have been agreed prior to first occupation. Soft landscaping shall be implemented

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in accordance with the details which may have been approved in the first planting season following substantial completion of the development. 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 visual amenity, biodiversity enhancement and landscape protection.

### Great Bromley Parish Council

<a href="#">21/01679/VOC</a> Approval - Full 22.12.2021 Delegated Decision	Mr Gary Duncan LPCo	Vary conditions 2, 5, 11 and 15 of 20/00859/FUL by way of the rewording of the timescales of conditions 2 and 11 and the substitution of drawing number 058/2019/SK250920 with 058/2019/14/P5 (facilitates relocation of bus stop and associated works) for condition 5 and 15 (approved plans).	Little Paddocks Frating Road Great Bromley Essex CO7 7JL
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01 1. The development hereby permitted shall be carried out in accordance with the following approved plans;

- 08-2015-11 PG Site/Block Plan north including application boundary
- 08-2015-104 PC Plots 1 and 2 elevations
- 08-2015-101PC Plot 1 and 2 floorplan
- 08-2015-108PC Plot 7 Elevations
- 08-2015-103PC Plot 7 floorplan
- 08-2015-13PB Garage Plots 1, 2 and 7
- 08-2015-301 PB Shop Floorplan
- 08-2015-302PB Shop Elevations

Above as approved under application LPA Ref: 20/00859/FUL

- 058/2019/14/P5

As submitted

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

02 During the continuation of works and until completion of the development, the protection of mature and protected trees on and adjacent to the site, shall comply with the

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recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction".

Reason - To ensure the existing trees are safeguarded during construction and retained in the interests of visual amenity.

03 No more than three properties on the whole development site (including those dwellings approved under this permission and those approved under planning references 18/01264/OUT, 18/00623/DETAIL, 20/00671/FUL and 19/00324/FUL) shall be occupied until such time as the proposed new village store has been constructed and opened to the general public.

Reason - To secure the provision of the proposed village store in the interests of sustainability.

04 Prior to occupation of the development, the new shop road junction / access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 120 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

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

05 Prior to the first occupation of the development the internal layout, bus stop relocation and footway provision shall be provided in accordance with drawing numbers:

08-2015-11 PG - Proposed block plan (north) (As approved under application LPA Ref: 20/00859/FUL)

058/2019/14/P5 - As submitted

Reason - To ensure that vehicles using the site access do so in a controlled manner, in the interests 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 No unbound materials shall be used in the surface treatment throughout.

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

08 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area, loading bay 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.



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

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

- 10 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.

- 11 No occupation of the dwellings on the site 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 (including boundary treatments and lighting), 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 those to be retained.

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

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

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

- 13 The hereby approved retail outlet shall only be open to the general public between the following opening times:  
- 7:30am - 10pm (7 days a week)

Reason - In the interests of residential amenity.

- 14 Notwithstanding the provision of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 the hereby approved retail outlet shall only be used for retail purposes and not for any other purpose outlined within Class E of the abovementioned regulations.

Reason - In the interests of sustainability and to ensure the Local Planning Authority retains control over the use of the commercial unit in the interests of residential amenity.

## **Great Oakley Parish Council**

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**No determinations**

**Harwich Town Council**

<a href="#"><u>21/01652/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 20.12.2021 Delegated Decision	Mr Law	Proposed side and rear extensions with front porch.	5 Cook Close Dovercourt Harwich Essex CO12 3UE
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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:

101  
103  
104  
BP

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

<a href="#"><u>21/01862/LBC</u></a> Approval - Listed Building Consent 20.12.2021 Delegated Decision	David Looser	Proposed partial floor repairs, with removal of existing timber floor boards and clinker slab and installation of limecrete slab and lime screed.	Electric Palace Cinema Kings Quay Street Harwich Essex CO12 3ER
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01 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number: 111 Revision PL1, 110 Revision T1, 111 Revision T1 and 112 Revision T1.

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

<a href="#"><u>21/02013/TPO</u></a> Approval - Full 21.12.2021 Delegated Decision	Mrs Howell	1 No. Eucalyptus - pollard.	Owls Oak Ramsey Road Dovercourt Harwich Essex CO12 4TF
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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

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Standard 3998 (2010) :-Tree Work - Recommendations or with any similar replacement standard.

**Lawford Parish Council**

***No determinations***

**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**

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<a href="#"><u>21/02035/TCA</u></a> Approval - Full 23.12.2021 Delegated Decision		1 No. Willow - Fell due to becoming to big for the garden.	32 Brook Street Manningtree Essex CO11 1DR
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**Mistley Parish Council**

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<a href="#"><u>21/01890/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 23.12.2021 Delegated Decision	Mr and Mrs S Chenery	Proposed single storey rear extension.	3 Rosewood Park Mistley Manningtree Essex CO11 1UA
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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 3RP.MIST.010/2021/03 (Received 28th October 2021)

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- o 3RP.MIST.010/2021/04 (Received 28th October 2021)

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

<a href="#"><u>21/01879/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 21.12.2021 Delegated Decision	Mr Douglas Flood	Proposed addition of a single storey link between Rigby Villa and its existing single storey outbuilding to form a new playroom.	Rigby Villa Beckford Road Mistley Manningtree Essex CO11 1LE
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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 PTS/SK/12A (Received 1st November 2021)
- o PTS/SK/13A (Received 1st November 2021)
- o PTS/SK/15A (Received 1st November 2021)
- o PTS/SK/17A (Received 1st November 2021)
- o PTS/SK/18 (Received 1st 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**

<a href="#"><u>21/01851/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 22.12.2021 Delegated Decision	Mr James Cowdery	Proposed rear extension, single storey to include a first floor balcony. As well as a new bedroom with an En Suite and a dining room.	19 Colne View St Osyth Clacton On Sea Essex CO16 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; Drawing No.

- o DRWG CO-10 (Received 3rd November 2021)

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

<a href="#">21/02036/TCA</a> Approval - Full 23.12.2021 Delegated Decision		1 No. Acacia -crown reduce by 40% or fell to ground level.	The Folly Colchester Road St Osyth Clacton On Sea Essex CO16 8HA
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<a href="#">21/02039/TCA</a> Approval - Full 23.12.2021 Delegated Decision		1 x Acer - To crown reduce and thin, to also remove 1 lower bale, 1 x Beech Tree - To remove 2 lower branches , 1 x Pittosporum - To remove 3 lower branches.	60 Colchester Road St Osyth Clacton On Sea Essex CO16 8HB
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### **Tendring Parish Council**

**No determinations**

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

<a href="#">21/02034/TCA</a> Approval - Full 23.12.2021 Delegated Decision		1 No. Magnolia - Reduce crown by 1 metre and lift crown by 2 metres, 1 No. Apple - Reduce crown by 1.5-2 metres	Wisteria Cottage 9 Station Road Thorpe Le Soken Clacton On Sea Essex CO16 0HD
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### **Thorrington Parish Council**

<a href="#">21/01648/DETAI</a> <a href="#">L</a> Approval - Reserved Matters/Detailed 20.12.2021 Delegated Decision	Mr Turner	Submission of details in respect of Access, Appearance, Landscaping, Layout and Scale of Plot 1 of planning permission reference 18/00466/OUT, allowed on appeal on 18/07/2019.	Unit 4 and 5 Woodlands Business Park Tenpenny Hill Thorrington Colchester Essex CO7 8JD
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01 The development hereby permitted shall be carried out in strict accordance with the following approved plans/documents:

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
o		Construction Management Plan (SK-004 Rev A) and Construction Method Statement received 10/12/21	
o		Planning Statement (dated July 2021)	
Reason: In the interests of proper planning and for the avoidance of doubt.			
02		Prior to occupation of the dwelling a vehicular turning facility, in principle with drawing no. SK-001 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			
03		Prior to the first occupation of the proposed dwelling, the proposed vehicular access shall be reconstructed at right angles to the highway boundary the proposed private drive shall be constructed to a minimum width of 5.0 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 using the site access do so in a controlled manner, in the interests of highway safety			
04		No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary.	
Reason: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety			
05		No gates or other forms of enclosure shall be provided at the junction of the vehicular access with the highway. 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			
06		The dwelling shall not be occupied until such time as a car parking and turning area has been provided in accord with current Parking Standards. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and turning of vehicles related to the use of the development thereafter.	
Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety			
07		As indicated on drawing no. SK-001 and prior to occupation of the proposed dwelling, the existing vegetation along the existing private drive shall be cleared from the boundaries of the access and shall be retained free of any obstruction in perpetuity.	
Reason: To provide adequate width between the users of the access in the adjoining public highway in the interest of highway safety.			
08		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 in accordance with policy DM1.			

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09 Prior to the occupation of the dwelling hereby approved, an electric vehicle charging point shall be provided.

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

10 Prior to the occupation of the dwelling hereby approved a scheme of soft landscaping, including tree planting with details of species, for the site shall be submitted to and approved, in writing, by the Local Planning Authority.

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

11 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.

### **Weeley Parish Council**

<a href="#"><u>21/01726/LBC</u></a> <i>Approval - Listed Building Consent 20.12.2021 Delegated Decision</i>	<i>Mr Geoffrey Looser</i>	<i>Proposed work to provide EV Charging Point.</i>	<i>The Elms 8 The Street Weeley Clacton On Sea Essex CO16 9JF</i>
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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 and documents:

- Additional information - Dated 08 December 2021
- Drawing No. SE/TE/03/8 - Proposed Ground Floor Plan
- Drawing No. SE/TE/03/B - Duplicate Proposed Rear Elevation
- Drawing No. SE/TE/03/B - Proposed Rear Elevation

<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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- Example Charging Point - Scanned 10 Nov 2021

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

**Wix Parish Council**

**No determinations**

**Wrabness Parish Council**

<a href="#"><u>21/01786/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 21.12.2021	Mr and Mrs Barry and Amanda Eves	Proposed two storey and single storey rear and side extensions for private use.	Claremont Rectory Road Wrabness Manningtree Essex CO11 2TX
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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. 79-2020-03 P

Drawing No. 79-2020-04 P

Drawing No. 79-2020-05 P

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