

<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="#"><u>22/00385/FULHH</u></a> Approval - Full 25.04.2022 Delegated Decision	Mrs Laura Goulding	Proposed side extension to form new utility and study with velux window to roof.	2 Pippin Way Alresford Colchester Essex CO7 8FL
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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 02 A (Scanned 1st March 2022)
- o 03 (Scanned 1st March 2022)
- o 04 A (Scanned 1st March 2022)

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

### **Ardleigh Parish Council**

<a href="#"><u>22/00636/COUN</u></a> <a href="#"><u>OT</u></a> Deemed Consent 28.04.2022 Delegated Decision	Mr Wood	Proposed change of use of part of former agricultural buildings into a dental laboratory (Class B1/E) pursuant to Class R.	Moze Hall Farm Fox Street Ardleigh Colchester Essex CO7 7PP
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### **Beaumont Parish Council**

**No determinations**

### **Bradfield Parish Council**

<a href="#"><u>22/00294/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 27.04.2022 Delegated Decision	Mr and Mrs Keith and Carol Long	Proposed single storey front and rear extensions for private use.	Hawthorns Mill Lane Bradfield Manningtree Essex CO11 2UT
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. 65-2021-02P, 65-2021-03P and 65-2021-04P.

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

<a href="#"><u>22/00371/LBDIS</u></a> Approval - Discharge of Condition 29.04.2022	Mr Matt Doran	Discharge of conditions 3 (Schedule of external finish materials) and 4 (Schedule of drawings that show details of all proposed windows) of application 21/01117/LBC.	Thatched Cottage Wix Road Bradfield Manningtree Essex CO11 2UX
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### **Brightlingsea Town Council**

<a href="#"><u>22/00176/FUL</u></a> Refusal - Full 25.04.2022 Delegated Decision	Mr and Mrs Taylor	Proposed erection of 1 dwelling.	Land at 6 Ladysmith Avenue Brightlingsea Colchester Essex CO7 0JD
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01 Paragraph 130 of the National Planning Policy Framework 2021 requires that developments are sympathetic to local character and maintain a strong sense of place. Policy SP7 of Section 1 of the adopted Local Plan 2013-33 and Beyond seeks high standards of design, which respond positively to local character and context. Policies SPL3 and LP4 of Section 2 of the adopted Local Plan also require that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout relate well to its site and surroundings. Furthermore, adopted Local Plan Policy LP8 states proposals for the residential development of backland sites must not be out of character with the area.

The formation of an irregular shaped plot through the subdivision of the existing curtilage of number 6 Ladysmith Avenue and the introduction of a dwelling to the rear of existing properties would be wholly out of character with the well-established linear pattern of residential development in the locality. The close proximity to neighbouring dwellings and gardens and poor parking layout demonstrates the cramped and contrived nature of the development.

The inappropriate siting and poor layout would result in a harmful form of development contrary to the aims of the above national and local plan policies.

02 Paragraph 130 of the National Planning Policy Framework 2021 requires planning policies and decisions to create places with a high standard of amenity for existing and future users. Policy SP7 of Section 1 of the adopted Local Plan endorses this requirement. Adopted Local Plan Section 2 Policy SPL 3 (Part C) seeks to ensure that development will not have a materially damaging impact on the amenities of occupiers of nearby properties.

The proposed 1.5 storey dwelling would be sited only 1.6 metres from neighbouring boundaries of the properties fronting Ladysmith Avenue and only 6.2 metres from the rear elevation of number

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4a. The siting and height of the development would result in a highly visible and overbearing structure being significantly harmful to neighbouring outlook and the enjoyment of their rear garden areas contrary to the aims of the above national and local plan policies.

<a href="#"><u>22/00336/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 26.04.2022 Delegated Decision	Mr and Mrs T Wheater	Proposed extensions, alterations and improvements to existing dwelling, and erection of a replacement/new garage following the demolition of the existing garage and other associated structures.	Sycamores Love Lane Brightlingsea Colchester Essex CO7 0QQ
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Proposed garage floor plans and elevations  
Proposed house front and east side elevations  
Proposed house rear and west side elevations  
Proposed house floor plans  
Proposed site layout 1:50

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

### **Clacton-on-Sea**

<a href="#"><u>22/00352/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 29.04.2022 Delegated Decision	Mr Kedge	Proposed first floor rear extension for use as bedroom.	7A Kings Road Clacton On Sea Essex CO15 1BG
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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 KR/1 A (Scanned 22nd April 2022)

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

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<a href="#">22/00269/FULH</a> <a href="#">H</a> Approval - Full 27.04.2022 Delegated Decision	Mrs Kim Wigglesworth	Proposed vehicle access.	372 St Johns Road Clacton On Sea Essex CO16 8DU
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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 BLOCK PLAN, FLOOR PLAN and SITE PLAN (Scanned 10th Feb 2022)

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

03 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 adjacent to the existing footway. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

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

04 The vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the drop kerb access at its junction with the highway shall not exceed 4.5 metres (equivalent to 5 drop kerbs) and shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/ verge.

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

05 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.

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

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

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

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

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

<a href="#"><u>22/00293/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 28.04.2022 Delegated Decision	Mrs Hunt	Proposed single storey side extension and front bay window.	6 Burgate Close Clacton On Sea Essex CO16 7ER
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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 P01B and P02 (Scanned 3rd March 2022)

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

<a href="#"><u>22/00296/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 29.04.2022	Mr and Mrs Theobald	Proposed single storey front extension to existing bathroom.	27 Frobisher Drive Jaywick Clacton On Sea Essex CO15 2QH
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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. 27/FBJ/1

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

<a href="#"><u>22/00414/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 28.04.2022 Delegated Decision	Mr and Mrs Phillips	Proposed single storey rear extension.	18 Vicarage Gardens Clacton On Sea Essex CO15 1BU
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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out in accordance with the following approved plan: 01A.

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

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<a href="#">22/00524/HHPN OT</a> HHPN - Prior Approval Not Required 28.04.2022 Delegated Decision	Mr Richard Izzard	Proposed removal of existing conservatory and replace with extension. (Height: 3m, Depth 5m).	8 Ingarfield Road Holland On Sea Clacton On Sea Essex CO15 5XA
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01 0006-A-200  
0006-A-0001

### **Elmstead Market Parish Council**

#### **No determinations**

### **Frating Parish Council**

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<a href="#">22/00316/FULH H</a> Approval - Full 27.04.2022 Delegated Decision	Mr and Mrs Taylor	Proposed retention of existing out building and use as annexe ancillary to Lanterns. Proposed extension to annexe to form sitting area and retention of existing garden shed.	Lanterns Bromley Road Frating Colchester Essex CO7 7DP
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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. LBR-01 Revision A

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

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03 The hereby approved annexe shall only be used ancillary to the residential use of the dwelling known as Lanterns, Bromley Road, Frating Colchester, Essex.

Reason - The application site is unsuitable for an additional independent residential unit.

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

<a href="#"><u>22/00079/LUPR OP</u></a> Lawful Use Certificate Granted 29.04.2022 Delegated Decision	<i>Mr and Mrs M Wooller</i>	<i>Erection of single storey extension.</i>	<i>169 Walton Road Walton On The Naze Essex CO14 8NE</i>
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. This definition is subject to the conditions set out therein, namely that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

<a href="#"><u>22/00119/ADV</u></a> Approval - Advertisement Consent 29.04.2022 Delegated Decision	<i>Mr Nikes Gami - The Showroom Ltd</i>	<i>Proposed externally illuminated aluminium signage.</i>	<i>Unit 5A Claire Road Kirby Cross Frinton On Sea Essex CO13 0LY</i>
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01 All advertisement consents are subject to five standard conditions specified in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which are as follows: -

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

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

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

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

- Drawing No. P21-24-135

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

<a href="#">22/00306/LUPR OP</a> Lawful Use Certificate Granted 28.04.2022	Mr John Wiffen	Proposed demolition of existing conservatory and supporting structure due to subsidence and erection of new conservatory.	28 Holland Road Frinton On Sea Essex CO13 9ES
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01 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<a href="#">22/00350/FULH H</a> Approval - Full 28.04.2022	Mr Mark Holden	Proposed installation of a glass veranda over the kitchen bi-fold doors in the rear enclosed garden (south elevation) including a retractable awning suspended underneath the veranda. Proposal includes a garden shed with pent roof to be installed in the garden in the south east corner.	7 Willow Cottage Rex Mews Fourth Avenue Frinton On Sea Essex CO13 9DH
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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;

Veranda Foundation Details - Scanned 24 Feb 2022  
 Drawing No. 1001 - Proposed Block Plan  
 Drawing No. PE02 - Proposed Elevations  
 Drawing No. TP03 - Existing and Proposed Floor Plans

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

<a href="#">22/00394/FULH</a> <a href="#">H</a> Approval - Full 27.04.2022 Delegated Decision	Mr J Hooren	Proposed erection of a single storey side extension and porch (Following demolition of front porch, garage and extension), single storey rear extension with glazed roof lanterns and replacement roof over existing extension (Following demolition of conservatory and felt roof) and chimney stack removal.	23 Frinton Road Kirby Cross Frinton On Sea Essex CO13 0LD
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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. 01 Revision B

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

<a href="#">22/00425/FULH</a> <a href="#">H</a> Approval - Full 29.04.2022 Delegated Decision	Mr and Mrs Chamberlain	Proposed single storey part rear and part side extension.	102 Clays Road Walton On The Naze Essex CO14 8UB
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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: P01C.

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

**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="#"><u>22/00286/FUL</u></a> Refusal - Full 29.04.2022 Delegated Decision	Mr Caro - DF Homes Ltd	Proposed construction of three new houses, new garages and access.	The Moors The Green Great Bentley Colchester Essex CO7 8PG

01 Paragraph 130 of the National Planning Policy Framework 2021 (NPPF) requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Paragraph 198 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and Paragraph 202 confirms that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Adopted Policy SP7 of Section 1 of the 2013-33 Local Plan seeks high standards of urban and architectural design, which responds positively to local character and context. Policies SPL3 and LP4 of Section 2 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout that relates well to its site and surroundings, create a unique sense of place. Policy LP8 (f) of the Adopted Local Plan, which states that proposals for the residential development of backland sites not be out of character with the area or set a harmful precedent for other similar forms of development.

Adopted Policy PPL8 says that new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, and where a proposal will cause harm to a Conservation Area, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused.

The application site falls within the Great Bentley Conservation Area. The surrounding area consists of a defined and linear pattern of development, with dwellings running west to east along this section of The Green, and the dwellings in this location are all large, open, detached plots. There are no other examples of dwellings located beyond this well-defined building line. Given this, the siting of the two proposed dwellings to the rear northern section of the application site would appear contrived, incongruous and out of character within this setting, and the urbanisation of the area will introduce items, lights and infrastructures typical of the urban landscape which will affect both the diurnal and nocturnal experience of the Green.

Further, the development would appear visually harmful and would contribute to the significant erosion of the semi-rural character and general sense of openness dominating this part of the Conservation Area, and detrimental to the above local and national planning policies.

The proposed scheme will result in less than substantial harm to the significance of Great Bentley Conservation Area. Given that the Council now has a recently Adopted Local Plan and can demonstrate a comfortable five year housing land supply, there are no public benefits that outweigh the harm identified.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">22/00495/HHPN OT</a> HHPN - Prior Approval Not Required 28.04.2022 Delegated Decision	Mr and Mrs M Graham	Proposed single storey rear extension (5m depth and 3.6m height).	3 Cedar Way Great Bentley Colchester Essex CO7 8LT

01 Drawing No- 2208/3 and 2208/4

### Great Bromley Parish Council

<a href="#">22/00091/FUL</a> Approval - Full 28.04.2022 Delegated Decision	Mr Lamb - Selectacars Ltd	Proposed new building for car valeting.	Selecta Cars Harwich Road Great Bromley Colchester Essex CO7 7JG
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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: P01, P02

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

### Great Oakley Parish Council

<a href="#">22/00227/FULH H</a> Approval - Full 28.04.2022 Delegated Decision	Ms Caroline Lindsay	Proposed alterations to include alterations to front dormer and alterations to fenestration patterns.	Oakfield House Harwich Road Great Oakley Harwich Essex CO12 5JN
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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:- 01, 002; received 26th February 2022 and 001, 004; received 3rd March 2022.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<a href="#">22/00308/LUPR OP</a> Lawful Use Certificate Granted 27.04.2022 Delegated Decision	Mr Gordon Lovelock	Proposed single storey rear and side extensions, replacement porch and loft conversion including rear dormer.	Suncroft Red Barn Lane Great Oakley Harwich Essex CO12 5BE

- 00 1 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes A, B, C and D of The Town and Country Planning (General Permitted Development) (England) Order 2015. This definition is subject to the conditions set out therein, namely that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

### Harwich Town Council

<a href="#">22/00259/FULH H</a> Approval - Full 27.04.2022 Delegated Decision	Mr and Mrs Bould	Proposed annex to rear garden.	75 The Vineway Dovercourt Harwich Essex CO12 4BQ
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- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 02 The development hereby permitted shall be carried out in accordance with the following approved plan:- P01B; received 2nd March 2022.

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

<a href="#">22/00540/TPO</a> Approval - Full 28.04.2022 Delegated Decision	Mr P Green	1 No. Lime - cut back as its overhanging onto adjoining property's and above public footpath.	45 St Denis Close Dovercourt Harwich Essex CO12 3SX
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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.

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### Lawford Parish Council

<a href="#"><u>22/00309/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 28.04.2022	Mr and Mrs Gareth and Jessica Jones	Proposed two storey side and rear extension and single storey rear extension for private use.	118 Long Road Lawford Manningtree Essex CO11 2HS
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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. 66-2021-03P  
Drawing No. 66-2021-04P  
Drawing No. 66-2021-05P

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

03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window to the first floor side elevation serving bedroom 4 shall be no lower than 1.7 metres above the finished floor level before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

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

<a href="#"><u>22/00401/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 28.04.2022	Mr and Mrs Pates	Proposed single storey rear extension.	15 Lawford Place Lawford Manningtree Essex CO11 2PT
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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. P01  
Drawing No. P02

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

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**Little Bentley Parish Council**

***No determinations***

**Little Bromley Parish Council**

***No determinations***

**Little Clacton Parish Council**

<a href="#">22/00384/FUL</a> Approval - Full 25.04.2022 Delegated Decision	Mrs Anne Deane	Proposed ground floor rear and side extension.	23 Hazelwood Crescent Little Clacton Clacton On Sea Essex CO16 9PB
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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:

LC-02  
LC-03  
LC-05

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

**Little Oakley Parish Council**

***No determinations***

**Manningtree Town Council**

***No determinations***

**Mistley Parish Council**

***No determinations***

**Ramsey & Parkeston 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="#">21/00549/FUL</a> Refusal - Full 27.04.2022 Delegated Decision	Mr and Mrs Charles Norgan	Proposed change of use of vacant stable accommodation and tractor store into a bungalow.	Paddock adjacent to Bridge Cottage Main Road Ramsey Harwich Essex CO12 5EY

- 01 Planning law requires that decisions on planning applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). The 'development plan' for Tendring comprises, the Tendring District Local Plan 2013-2033 and Beyond Section 1 adopted in January 2021 and the Tendring District Local Plan 2013-2033 and Beyond Section 2 adopted in January 2022.

The adoption of the Local Plan confirms that the Councils 'objectively assessed housing need' of 550 dwellings per annum has been found to be 'sound' and there is no housing land supply shortfall; the Council is currently able to report a surplus of housing land supply well in excess of the 5 year requirement. This is particularly relevant in the consideration of proposals for additional dwellings that fall outside of identified settlement development boundaries as in this case.

Policy SP3 (Spatial Strategy for North Essex) of adopted Section 1 of the Tendring District Local Plan 2013-2033 and Beyond states, amongst other things, that future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. New housing development should be focused towards the larger urban areas and to within settlement development boundaries. This is consistent with the Framework's objectives for achieving sustainable development through a plan-led approach that focuses development to locations which are or can be made sustainable.

The application site is located outside of the settlement development boundary for Ramsey in the Tendring District Local Plan 2013-2033 and Beyond Section 2. Ramsey is categorised as a Smaller Rural Settlement as defined in Policy SPL1 of the Tendring District Local Plan 2013-2033 and Beyond Section 2. It is considered that these smaller rural settlements are the least sustainable and the proposed development would extend beyond the area planned to provide growth for this settlement.

Due to the location of the application site, outside of the settlement development boundary in the Tendring District Local Plan 2013-2033 and Beyond Section 2, and having regard to the spatial strategy and place shaping principles set out in the adopted Local Plan 2013-2033 Section 1 Policy SP3 and Policy SP7 this would not be an appropriate site for the proposed dwelling.

The proposal fails to comply with the statutory plan-led approach to the location of future housing and conflicts with the Council's strategic approach to housing delivery.

- 02 Paragraph 126 of the National Planning Policy Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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Section 1 Policy SP7 of the Tendring District Local Plan 2013-2033 and Beyond states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Section 2 Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness. The development should relate well to its site and surroundings particularly in relation to its siting, and should respect or enhance local landscape character, views, open spaces and other locally important features.

Section 2 Policy SPL3 and Policy PPL3 of the Tendring District Local Plan 2013-2033 and Beyond seeks to ensure that development is appropriate in its locality and does not harm the appearance of the landscape. Outside development boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake.

The Local Planning Authority has a statutory duty to preserve or enhance the character and appearance of Frinton and Walton Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Paragraph 202 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Section 2 Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond seeks to ensure that any new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of: any important views into, out of, or within the Conservation Area.

The existing stable block and paddock, visible from the A120 trunk road is a common feature along this road towards Harwich where the openness on either sides of the road is retained albeit for natural boundary treatments such as hedging and trees. When entering Main Road from the A120, the first dwellings are just past the brick bridge where the brick bridge creates an entrance to the village. The stable block is outside of the settlement boundary and visibly outside of the village confines. A dwelling in this location would bring with it residential paraphernalia as well as hardstanding for a driveway to and parking for the proposed dwelling which is approximately 110 metres from Main Road. The Conservation Area lies predominantly west abutting the application site, with views from the A120, Main Road and within the village itself given the sloping topography.

The presence of some existing landscaping on the southern boundary would not sufficiently shield the development from external views and any new landscaping would take some time to mature and cannot be relied upon to become permanent.

The proposal would erode the open and rural character of the application site and harm the views into the Conservation Area thereby failing to respond to the prevailing character of the area in conflict with the development plan policies.

03 Paragraph 110b of the National Planning Policy Framework seeks that applications for development ensure safe and suitable access to the site can be achieved for all users. Paragraph 112c of the NPPF states that applications for development should create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles...and respond to local character and design standards.

Section 2 Policy SPL3 Part B of the Tendring District Local Plan 2013-2033 and Beyond states that new development (including changes of use) must meet practical requirements and access to

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the site is practicable and the highway network will, following any required mitigation, be able to safely accommodate the additional traffic the proposal will generate and not lead to severe traffic impact.

The proposal would intensify the use of an existing access onto Main Road (main distributor) very close to the Strategic Road Network junction (A120/B1352) where visibility, from the proposed site access and forward visibility along Main Road towards the A120, is not in accordance with current safety standards. The access is situated in an unacceptable arrangement close to the A120/B1352 junction such that vehicle manoeuvres on and off the hardened area are unexpected in relation to other road users. In particular, vehicles exiting the A120 roundabout and entering the B1352 (Main Road), the vehicles could either enter the proposed development site as well as continuing forward along Main Road, as a result a back-shunt type collision could occur resulting in an unacceptable degree of conflict, risk, and hazard to all highway users to the detriment of highway safety.

The proposal would introduce additional slowing and turning movements where they are currently not expected, likely leading to increased conflict with the passage of through vehicles and risk of collisions for both emerging and approaching vehicles and increased hazard to other highway users to the detriment of highway safety.

The main function of this highway is that of carrying traffic freely and safely between centres of population. The intensification of conflict and interference which this proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier to the detriment of highway safety.

The necessary safety risk assessments have not been provided and therefore the Local Planning Authority is unable to say with confidence that the proposal will not have an adverse impact on highway safety and would therefore be contrary to Section 2 Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond and the National Planning Policy Framework.

04 Paragraph 167 of the NPPF states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Section 2 Policy PPL1 of the Tendring District Local Plan 2013-2033 and Beyond states that development proposals must be accompanied by a Flood Risk Assessment. Where development is classified as "more vulnerable" as in this case the Flood Risk Assessment (FRA) should demonstrate that there will be no internal flooding in the event of a "design event flood". The FRA should demonstrate that in the event of a breach or failure of flood defence infrastructure, refuge will be available above flood levels and that a means of escape is possible from first floor level.

The application site lies within the fluvial Flood Zone 3b, the functional floodplain.

The proposed residential development is classified as 'more vulnerable'. Table 3 of the Planning Practice Guidance makes clear that this type of development is not compatible with Flood Zone 3b and should not therefore be permitted.

The proposed development therefore falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the site is located. The submitted FRA also fails to provide information in relation to paragraph 167 c), d) and e) of the NPPF.

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The proposed development is therefore contrary to Section 2 Policy PPL1 of the Tendring District Local Plan 2013-2033 and Beyond, the National Planning Policy Framework and Planning Practice Guidance.

05 Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

The application scheme constitutes a new dwelling on a site that lies within the Zone of Influence (Zoi) being approximately 1300 metres from Stour and Orwell Estuaries SPA and RAMSAR. New housing development within the Zoi would be likely to increase the number of recreational visitors to the Stour and Orwell Estuaries and in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

A proportionate financial contribution has not been secured in accordance with the adopted Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) requirements. As submitted, there is no certainty that the development would not adversely affect the integrity of Habitats sites.

The proposal is therefore considered to be contrary to Policy PPL4 of the Tendring District Local Plan 2013-2033 and Beyond Section 2 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

### **St Osyth Parish Council**

<a href="#"><u>22/00411/FULH</u></a> <u>H</u> Approval - Full 29.04.2022 Delegated Decision	Mr Glen Hepburn	Proposed part single, part two storey rear extension to replace existing kitchen and bathroom.	63 St Clairs Road St Osyth Clacton On Sea Essex CO16 8QJ
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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 GH-PP-01 (Received 7th March 2022)

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

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<a href="#">22/00564/TCA</a> Approval - Full 28.04.2022 Delegated Decision	Mr Michael Osborne	1 No. Laurel - fell and replant with a smaller shrub.	Old Mill Cottage 95 Mill Street St Osyth Clacton On Sea Essex CO16 8EW

### **Tendring Parish Council**

<a href="#">22/00565/TCA</a> Approval - Full 26.04.2022 Delegated Decision	Mr William Shephard	1 No. Monterrey Pine - fell.	New Hall The Street Tendring Clacton On Sea Essex CO16 0BL
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### **Thorpe-le-Soken Parish Council**

<a href="#">22/00383/LUPR OP</a> Lawful Use/development Refused 27.04.2022 Delegated Decision	Mr Peter Thompson Bates	Proposed conversion to residential use in accordance with PD right class PA.	7b, 6, 6a, And 5 Rice Bridge Estate Station Road Thorpe Le Soken Clacton On Sea Essex CO16 0HH
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- 01 The proposal fails to comply with section PA.1 (c) of Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the application for a Certificate of Lawfulness of Proposed Use or Development is refused..

<a href="#">22/00415/FULH H</a> Approval - Full 29.04.2022	Mrs Teresa Manning	Proposed first floor side extension.	8 The Spennells Thorpe Le Soken Clacton On Sea Essex CO16 0NR
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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. 01

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

### **Thorrington Parish Council**

<a href="#"><u>22/00274/FUL</u></a> Approval - Full 27.04.2022 Delegated Decision	Mr Gould	Proposed change of use of existing gym and workshop/hobby room to be used as additional living space with alterations to roof.	The Coach House Brightlingsea Road Thorrington Colchester Essex CO7 8JJ
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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. P01d.

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

### **Weeley 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="#">22/00567/TPO</a> Approval - Full 28.04.2022 Delegated Decision	Mr Akers	<p>1 No. Hazel - Crown contributes to dense foliage screen at low level close to neighbouring properties. Proposed work comprises re-coppicing to increase daylight to neighbouring property and garden. 1 No. Sycamore - Side branch originating at 2m NE, ascends and is competing for apical dominance with leader. If left, growth of the branch will result in significant widening of the crown. Proposed work comprises removal of side branch originating at 2m NE, and removal of 3 no. other branches as depicted in supporting photographs. 1 No. Lime - Previously cut back from overhanging boundary, but branches now in close proximity to neighbouring dwelling. Proposed work comprises felling lime T31, because its retention will require frequent re-pruning due to its proximity to neighbouring properties, associated shading and reduction in daylight, leaf-fall, and over-dominance. The works are in response to complaints received from neighbours.</p>	Land adjacent Hillside House On Corner of Church Lane and Clacton Road Weeley Essex CO16 9DN
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.		

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*Decision*  
*Date of Decision*  
*Conditions/Reasons*

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**Wix Parish Council**

***No determinations***

**Wrabness Parish Council**

***No determinations***