

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

### **Alresford Parish Council**

<a href="#"><u>21/01402/FUL</u></a> Approval - Full 28.10.2021 Delegated Decision	Mr Patel	Proposed single storey rear extension to form additional Royal Mail sorting area for post office.	Alresford Delivery Office 55 Station Road Alresford Colchester Essex CO7 8BX
---	----------	---	---

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 101 (Received 1st September 2021)
- o 103 (Received 1st September 2021)
- o BP (Received 1st September 2021)
- o SP (Received 1st September 2021)

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

03 No process shall be carried out and no deliveries taken at or dispatched from the site outside the following times

- o 7.30 am - 8 pm Mondays to Saturdays and not at any time on Sundays or Public Holidays.

Reason - To ensure the residential amenities of the area are preserved

### **Ardleigh Parish Council**

<a href="#"><u>21/00860/FUL</u></a> Approval - Full 29.10.2021 Delegated Decision	Mr Sam Garnham	Removal of condition 2 to remove the agricultural tie condition from approved application TEN/1959/87 which was granted for one dwelling.	Kalm Oak Nursery Hunters Chase Ardleigh Colchester Essex CO7 7LW
---	----------------	---	---

<a href="#"><u>21/01550/FULH</u></a> Approval - Full 27.10.2021 Delegated Decision	Mrs J Webster	Proposed raising of roof pitch and insertion of dormers to allow for habitable rooms within the roof space, front porch and changes to external finishes and new velux windows.	Three Elms Harts Lane Ardleigh Colchester Essex CO7 7QH
--	---------------	---	--

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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:

- 2346-05 B
- 2346-04 D
- 2346 - 06 C
- 2346-03
- 2346-01

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

**Beaumont Parish Council**

***No determinations***

**Bradfield Parish Council**

***No determinations***

**Brightlingsea Town Council**

---

<a href="#"><u>21/01486/FULH</u></a> <u>H</u> Approval - Full 28.10.2021	<i>Mr Bruce Gourlay</i>	<i>Proposed porch extension incorporating a disabled bathroom.</i>	<i>30 Campernell Close Brightlingsea Colchester Essex CO7 0TA</i>
---	-------------------------	--	---

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 and Drawing No. 02

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="#">21/01524/LUEX</a> Application Withdrawn 26.10.2021 Delegated Decision	Mr Graham Miller - L H Morgan & Sons (Marine) Ltd	Application for an Existing Lawful Development Certificate to confirm that application TEN/241/85 concerning the "provision of general berthing facilities, changing rooms/store/office, car and boat parking, toilets and related boundary fencing, together with related engineering works to the waterfront" has been commenced and remains extant, and to allow the continued development of general berthing facilities as approved under planning consent TEN/241/85.	The Boatyard Shipyard Estate Brightlingsea Essex CO7 0AR

<a href="#">21/01544/FULH</a> <a href="#">H</a> Approval - Full 28.10.2021	Mr and Mrs Percival	Proposed two storey front extension and porch	18 Chestnut Way Brightlingsea Colchester Essex CO7 0UA
---	------------------------	--	--

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. P01

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

<a href="#">21/01549/FULH</a> <a href="#">H</a> Approval - Full 28.10.2021	Hoffges	Proposed rooflights to rear elevation.	Mill Farm Hurst Green Brightlingsea Colchester Essex CO7 0EH
---	---------	---	---

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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

Drawing No. 1617/P/01  
Drawing No. 1617/P/02

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

<a href="#">21/01551/FULH</a> <a href="#">H</a> Approval - Full 28.10.2021	Mr and Mrs Figg	Proposed single storey and first floor rear extension, and detached garage.	4 Seaview Road Brightlingsea Colchester Essex CO7 0PP
---	-----------------	---	---

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. 4/SRB/2  
Drawing No. 4/SRB/3

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

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

<a href="#">20/01416/DETAI</a> <a href="#">L</a> Approval - Reserved Matters/Detailed 29.10.2021 Committee Decision	Mr R Giles	Reserved matters application for residential development up to 132 dwellings with associated open space, landscaping, drainage, parking, servicing and utility infrastructure, with new vehicular access via Sladbury's Lane.	Land Northwest of Sladburys Lane Clacton On Sea Essex CO15 6NU
--	------------	---	--

01 The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos:

929-PL-01 G  
929-PL-02 E  
929-PL-03 E  
929-PL-04 E  
929-PL-05 E  
929-PL-06 E  
929-PL-07 E

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

929-PL-08 E  
929-PL-07 F  
929-PL-10 A  
929-PL-11 A  
929-PL-12  
929-PL-13 B  
929-PL-14 B  
929-PL-15 B  
929-PL-16 B  
929-PL-17 B  
929-PL-18 B  
929-PL-19  
929-PL-20 A  
929-PL-21 A  
929-PL-22  
929-PL-23 A  
929-PL-24 A  
929-PL-25  
929-PL-26 A  
929-PL-27 A  
929-PL-28 A  
929-PL-29 A  
929-PL-30 A  
929-PL-31 A  
929-PL-32 C  
929-PL-33 A  
929-PL-34 A  
929-PL-36  
929-PL-37 A  
929-PL-38 G  
929-PL-40 A  
929-PL-41 A  
E17840-TLP-001

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

02 Prior to the commencement of development evidence of the proposed materials, glazing and ventilation, confirming its effectiveness for compliance with BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure a suitable level of amenity for proposed residents.

03 3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - o human health,
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - o adjoining land,
  - o groundwaters and surface waters,
  - o ecological systems,
  - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

## 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

## 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

## 5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of [x] years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

04 Prior to the occupation of any of the proposed development the internal road site access and footway layout shall be provided in principal and accord with Drawing Numbers:  
929 PL 01 Rev. D - Amended Site Layout Plan.  
R984-008 Rev. C - Proposed access arrangements  
929 PL 04 Rev. C - Amended parking provision

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

05 Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

06 Any dwelling hereby permitted shall not be occupied until such time as a car parking and turning area has been provided. 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 Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres and each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles.

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

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

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

09 Prior to the first occupation of any dwelling hereby permitted details of the proposed cycle parking shall be submitted to and approved in writing. The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

10 No development 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 - To ensure that materials of an acceptable quality appropriate to the area are used and

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

insufficient information has been submitted in this regard.

- 11 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2016 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interest of amenities of the occupants of the neighbouring and proposed properties.

<u><a href="#">21/00258/FUL</a></u> Refusal - Full 29.10.2021 Delegated Decision	Mr K Kandiah	Construction of 3no. bungalows and associated parking and garages (following demolition of existing bungalow and garage)	19 and Land to The rear of 17A & 17B Chilburn Road Clacton On Sea Essex CO15 4NX
--	--------------	---	--

- 01 Due to the siting and layout proposed the development would be a poor fit with the prevailing spatial character of the locality. As a result, the proposal would be harmful to the character and appearance of the area. Accordingly, the proposal would be contrary to saved Policies HG7 and HG13 (iv), adopted Policy SP7, and emerging Policies LP4 (h) and LP8 (f). The proposal would also be at odds with Section 12 of the National Planning Policy Framework.
- 02 In the absence of a unilateral undertaking to address the necessary contributions in accordance with the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy and the Council's Open Space and Play SPDs, the proposal would be contrary to saved Policies COM6, EN11(a) and QL12, adopted Policies SP2 and DI1, and the policies of the Framework.
- 03 In the absence of an ecology survey or any biodiversity enhancement measures the proposal is likely to result in a loss of biodiversity, and the Council cannot be certain that it would not harm protected species. Accordingly, the proposal would be contrary to saved Policies EN6, EN6 (a) and EN6 (b), and emerging Policy SPL3 Part A (d). It would fail to meet the requirements of Paragraph 174 (d) of the National Planning Policy Framework.

<u><a href="#">21/00865/FUL</a></u> Approval - Full 25.10.2021 Delegated Decision	Mr Clark	Erection of porch (retrospective), conversion of loft into habitable space with front and rear dormers, balcony over porch, alterations to fenestration and construction of new boundary wall (retrospective)	74 Broadway Jaywick Clacton On Sea Essex CO15 2HF
---	----------	--	---

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

02 The development hereby permitted shall be carried out in accordance with the following approved plan(s): P01 Rev C

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

<a href="#"><u>21/01104/FUL</u></a> Approval - Full 27.10.2021 Committee Decision	<i>Issam Property Limited</i>	<i>Proposed change of use to a sui generis for 34 supported living units, including infill extension and other minor external alterations (Revised plans received 23/09/2021)</i>	<i>4 - 8 Edith Road Clacton On Sea Essex CO15 1JU</i>
---	-----------------------------------	---	---

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:

- o 2020121/11
- o 2020121/13 Rev B
- o 2020121/24
- o 2020121/25 Rev C
- o 2020121/26 Rev A
- o 2020121/27
- o 2020121/28
- o 2020121/29 Rev B
- o 2020121/30 Rev A
- o 2020121/31 Rev A
- o 2020121/32 Rev A
- o 2020121/33
- o 2020121/34 Rev B
- o Document titled 'Circle Housing and Support - Supported Lodging to independent living - Property Specification and Standards
- o Document titled 'Proposed conversion of buildings into self-contained studio apartments - 4, 6 & 8 Edith Road, Clacton on Sea for ISSAM Properties - Accommodation Schedule by floor and apartment number

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

03 The use hereby approved shall only be occupied by a maximum of 34 residents at any one time.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

Reason - In order to control the intensity of the use in the interests of residential amenities.

- 04 Prior to first occupation of any of the 34 supported living units hereby approved, a detailed Site Management Plan (SMP) shall be submitted to and approved in writing by the local planning authority. The SMP shall thereafter be updated on an annual basis and an up to date SMP shall be submitted to and approved in writing by the Local Planning Authority every 12 months starting from the date of the first SMP approval. The SMP shall describe and detail precisely the means by which the Sui Generis supported living facility hereby approved shall be managed on a day to day basis, and shall include details on refuse management and all maintenance of internal and external communal areas. The measures agreed every annual SMP shall be implemented as agreed and retained as such thereafter.

Reason - To ensure the use and facility is appropriately operated and managed in the interests of residential amenities for both existing and future occupants.

- 05 The development hereby approved shall only be used on the basis of 'Sui Generis' Supported Living units, and the ground floor site office in No. 6 Edith Road shall be retained and used as site office in connection with the management of the supported living facility in perpetuity, in strict accordance with the plans hereby approved. The 34 supported living units hereby approved shall not be used at any times as private self-contained dwellinghouses falling under use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The overall number of residents occupying the buildings at Nos. 4, 6 and 8 Edith Road at any one time shall not exceed 34.

Reason - The application has been assessed on the basis of the proposal for 34 supported living units (sui generis), and in order to prevent the establishment of unmanaged self-contained units for private occupancy, and in view of the limited provision of car parking, to protect the amenity of the area generally.

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

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

- 07 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved cycle parking facilities 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.

- 08 Prior to first occupation of any of the 'Sui Generis' Supported Living units hereby approved, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per unit, 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 in accordance with policies DM9 and DM10.

- 09 Each vehicular parking space shall have minimum dimensions of 2.5 metres x 5.0 metres (at approximately right angles to the road).

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

- 10 Prior to first occupation of any of the 'Sui Generis' Supported Living units hereby approved, any new or altered vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3.6 metres (3 metres minimum - 6 metres maximum), shall be retained at that width for 5 metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

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

- 11 There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.

- 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 in accordance with policy DM1.

---

<a href="#"><u>21/01228/FUL</u></a> Approval - Full 27.10.2021 Delegated Decision	Mr Brian Holden - Earl	Proposed conversion of existing dormer bungalow to a conventional two storey house including second floor extension over previously extended ground floor and a porch extension to the ground floor.	3 The Approach Jaywick Clacton On Sea Essex CO15 2NE
---	---------------------------	---	--

- 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 BH-103E2 (Received 1st Sept 2021)
- o BH-104E2 (Received 1st Sept 2021)
- o BH-105E2 (Received 1st Sept 2021)
- o BH-106E2 (Received 1st Sept 2021)

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>
---	-------------------------	-----------------	-----------------

03 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the first floor windows in the north and south elevations shall be glazed in obscure glass 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 adjoining property.

<a href="#">21/01465/FUL</a> Approval - Full 28.10.2021 Delegated Decision	Chawdhury	Proposed change of use from retail to takeaway.	11A Broadway Jaywick Clacton On Sea Essex CO15 2EG
--	-----------	--	--

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 reports;

- Drawing No. P01
- Activated Carbon Filters Details - Scanned 17 Aug 2021
- Cylindrical & Splitter Silencers For Fan Systems - Scanned 17 Aug 2021
- ECGREENVENT - Helios Fan Details - Scanned 17 Aug 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.

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

04 The use hereby permitted shall only operate between the hours of 12pm and 11pm 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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

conditions of existing occupants.

<a href="#"><u>21/01647/TPO</u></a> Approval - Full 27.10.2021 Delegated Decision	Mr Anthony Tokely	4 No. Oak - Prune and maintain (1 from previous approval 21/01216/TPO)	Oakview Crescent Clacton On Sea Essex CO16 8HU
---	----------------------	--	---

- 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.
- 03 The works here by permitted by this consent shall relate to the removal of deadwood and the crown reduction of the canopy of each tree by up to a maximum of 30%.

#### **Elmstead Market Parish Council**

***No determinations***

#### **Frating Parish Council**

***No determinations***

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

<a href="#"><u>21/01450/FUL</u></a> Approval - Full 29.10.2021 Committee Decision	Mr James Ennos	Proposed installation of temporary measures such as sand filled bags as groynes, gabions to cliff face, and clay fill to earth embankment to slow down/prevent coastal erosion.	The Naze Peninsular Old Hall Lane Walton On The Naze Essex
---	----------------	--	---

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. The proposed works shall take place between the months of September and March only.

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. In the interest of residential amenity.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

De01/03/21/100 Proposed plans and sections  
De01/03/21/101 Existing plans and sections  
Tdc01/03/19/104 a Location 2 - proposed plans and sections  
Tdc01/03/19/107 Block plan  
Tdc01/03/19/100 a Location 4 access works  
Tdc01/03/19/105 a Location 3 - existing plans and sections  
Tdc01/03/19/103 a Location 2 - existing plans and sections  
Tdc01/03/19/106 a Location 3 - proposed plans and sections  
Ecologic 250 unit information (including plans) received 12 October 2021  
Location plan received 16th August 2021

Habitat regulations assessment, Ecology Link 2021  
Outline construction Environmental method plan, Hestur Limited, August 2021  
Outline construction management plan, Hestur Limited, received 13th October 2021  
Ecological method statement, Ecology Link, received 16th August 2021  
Pre-habitat regulations assessment, Ecology Link, August 2020

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

03 The public's rights and ease of passage over public footpath no.39 (Frinton and Walton\_164) shall be maintained free and unobstructed at all times.

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

04 No works shall take place until temporary signage is put in place either side of public footpath no.39 at the proposed crossing point to warn walkers and drivers that construction traffic and/or walkers will be crossing at this point.

Reason: To ensure the continued safe passage of pedestrians on the public right of way and accessibility.

05 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Outline Construction Environmental Management Plan (CEMP) (Ecologylink, undated) and Ecological Method Statement for reptiles (Ecologylink, undated), already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

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

06 Within Three Months of Consent, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

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

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

07 No external lighting shall be permitted unless agreed in advance with the Local planning authority.

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

08 This permission gives the approval for the Soiltian bags at location 2 to be filled with sand only.

Reason: In the interests of good planning and to allow for a fuller assessment of more permanent sea defence features in this location.

09 Prior to the commencement of the works the applicant should provide a detailed scheme to show that the proposed works will not impact on the integrity of the existing flood defence. This must demonstrate that a weakening of the defence does not occur.

Reason: To protect the existing flood defences and ensure that the existing level of flood protection is maintained

10 Within 3 months of the date of commencement, unless otherwise agreed in writing by the Local Planning Authority. All the plant, machinery, temporary portacabin, security fencing and any excess debris from the development, shall be removed from the site /s and the land restored to its previous natural state.

Reason: In the interests of visual amenity

### **Great Bentley Parish Council**

<a href="#"><u>21/01267/FUL</u></a> Approval - Full 29.10.2021 Delegated Decision	Mr B Bench	Proposed ground mounted PV solar array.	St Marys Grange St Marys Road Great Bentley Colchester Essex CO7 8QU
---	------------	--	---

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.

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

GPE006/PA002C Block plan

GPE006/PA003 Proposed elevations

Willow Hurdles Fencing Panel 1.82m x 0.9m (6ft x 3ft) - By Papillon

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

03 Prior to the first use of any external solar panel within the development site, the solar panels shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that users of the highway are not subjected to glare and dazzle from within the development in the interest of highway safety.

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

Reason - To ensure that the development provides a satisfactory setting, in the interests of the character and appearance of the landscape and the visual amenity of the site.

05 The 900mm in height Willow fence on the eastern, southern and western boarder shall be maintained and retained for the lifetime of the development. The fencing used shall be the 'Willow Hurdles Fencing Panel 1.82m x 0.9m (6ft x 3ft) - By Papillon' unless an alternative agreed in writing by the Local Planning Authority.

Reason - To ensure that the development provides a satisfactory setting, in the interests of the character and appearance of the landscape and the visual amenity of the site. Also, in the interests of highway safety during the winter months in particular.

---

<a href="#"><u>21/01559/FULH</u></a> <a href="#"><u>H</u></a> Approval - Full 28.10.2021 Delegated Decision	Mr and Mrs Jiggins	Proposed two storey rear extension and front porch.	39 Birch Avenue Great Bentley Colchester Essex CO7 8LR
--	-----------------------	---	--

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 P01 (Received 3rd September 2021)

o P02 (Received 3rd September 2021)

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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

**Great Bromley Parish Council**

**No determinations**

**Great Oakley Parish Council**

**No determinations**

**Harwich Town Council**

<a href="#">21/01163/FUL</a> Approval - Full 25.10.2021 Delegated Decision	Mr and Mrs Knight	Proposed erection of one detached bungalow.	6 St Georges Avenue Dovercourt Harwich Essex CO12 3RR
--	----------------------	--	---

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 document:

267-010 c Site plan, block plan, proposed floor plan and elevations  
Planning Supporting Statement (Daking Designs, June 2021)

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

03 Prior to occupation of the dwelling 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. A cul-de-sac which is more than 20 metres long must have a turning head of a least Size 3.

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

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

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

05 Prior to occupation of the development the amended vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3.6 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate vehicular crossing.

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

---

06 There shall be no discharge of surface water onto the Highway via the altered private vehicular access.

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 The proposed dwelling shall not be occupied until such time as the vehicle parking area indicated on the block plan drawing (267-010 Rev. C), has been hard surfaced. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

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

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

09 As indicated on drawing no. 267-010 Rev. C 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.

10 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.

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

Reason - To ensure that the development provides a satisfactory setting, in the interests of the character and appearance of the landscape and the visual amenity of the site.

12 Development shall be carried out in accordance with the materials specified in Planning Supporting Statement (Daking Designs, June 2021) unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the external appearance of the building is satisfactory.

13 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the roof of the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to ensure that the site is not over-developed in the interest of the amenity of the occupants of adjacent dwellings, and in order to maintain a satisfactory appearance in the street scene in the interest of the visual amenity of the locality.

14 No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include details of:

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

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

15 Prior to the commencement of development, details of the access road (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

---

<a href="#"><u>21/01395/LBC</u></a> <i>Approval - Listed Building Consent 28.10.2021 Committee Decision</i>	<i>Jennie Wilkinson - Tendring District Council</i>	<i>Proposed repair works, including underpinning, weatherboard and roof covering replacement, and timber and ironwork repairs.</i>	<i>The Harwich Treadwheel Crane St Helens Green Harwich Essex CO12 3NH</i>
--	---	--	--

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:

- Drawing No. 21214/01 REV B
- Drawing No. 21214/10 REV B
- Drawing No. 21214/11 REV B

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

- Drawing No. 21214/12 REV B
- Drawing No. 21214/13 REV B
- Drawing No. 21214/14 REV B
- Drawing No. 21214/15 REV B
- Drawing No. 21214/16 REV B

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

<a href="#">21/01578/FULH</a> <a href="#">H</a> Approval - Full 25.10.2021 Delegated Decision	Mr Lloyd Beeney	Proposed two storey rear extension.	29 Lime Avenue Dovercourt Harwich Essex CO12 4DE
--	-----------------	-------------------------------------	--

- 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 Nos: 2108.1, 2108.1/0, 37LA\_004, 29LA\_001-003.

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

- 03 In the event of the discovery of suspected contamination:
1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
  2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
  3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
  4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
  5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
  6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
  7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
  8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
  9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
  10. A photographic record will be made of relevant observations.
  11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.

12. A Verification Report will be produced for the work.

REASON: to protect the health of site workers, existing nearby residents, and end users

04 No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

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

REASON: To ensure best practice for Demolition and Construction sites in accordance with nuisance legislation (Environmental Protection Act 1990) and controls on working hours (Control of Pollution Act 1974).

05 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the first floor window to serve the bedroom in the northern side elevation shall be glazed in obscure glass to a Pilkington Level 4 obscurity, 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 to the north of the application site.

<a href="#"><u>21/01822/TPO</u></a> <i>Approval - Full</i> 28.10.2021 <i>Delegated</i> <i>Decision</i>	<i>Julie Thetheridge</i>	<i>1 No. Sycamore - Fell due to excessive rot at base of tree has created a large cavity and due to close proximity to residential houses and commercial properties. Replant with a liquidambar in same position.</i>	<i>Cherry Low Road Dovercourt Essex CO12 3TS</i>
--	--------------------------	---	--

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.

### **Lawford Parish Council**

#### ***No determinations***

### **Little Bentley Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

**No determinations**

**Little Bromley Parish Council**

<a href="#">21/00282/FUL</a> Approval - Full 29.10.2021 Committee Decision	Mr A Mugford - Digerie Ltd	Erection of two-bedroom self-contained dwelling house, including parking for 2 cars and associated landscaping.	Land to The rear of 5 and 6 Shop Road Little Bromley Manningtree Essex CO11 2PZ
--	-------------------------------	---	---

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 document:

- Drawing No. 20 1705 LOC Rev A - Location and Block Plan
- Drawing No. 20 1705 01 Rev B - Landscaping Plan
- Drawing No. 20 1705 02 Rev B - Proposed Floor Plans and Elevations
- Planning Statement
- Ecological Impact Assessment

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

03 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Glaven Ecology, July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

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

04 Prior to commencement of above ground works, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

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

- a. Purpose and conservation objectives for the proposed enhancement measures;
- b. detailed designs to achieve stated objectives;
- c. locations of proposed enhancement measures by appropriate maps and plans;
- d. persons responsible for implementing the enhancement measures;

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

e. details of initial aftercare and long-term maintenance (where relevant).

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

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

05 Prior to commencement of above ground works, 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 so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

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

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)

06 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To enhance the visual impact of the proposed works

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

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

08 In order to minimise potential nuisance caused by construction works, Environmental Protection recommend that the following below is conditioned;

- No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.
- No materials produced as a result of the site development or clearance shall be burned on site.

Reason - Adherence to the above condition will significantly reduce the likelihood of public complaint

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

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).

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

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

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

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

- 11 Prior to occupation of the dwelling the surface treatment at the existing vehicular access with Shop Road shall be resurfaced for at least the first 6 metres from the existing drop kerb, to be approved in writing by the Local Highway Authority with no unbound material to be used.

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

- 12 Prior to the occupation of the dwelling hereby approved, the existing private drive shall be constructed to a minimum width of 5.1 metres for at least the first 6 metres from the back of Carriageway / Footway / Highway Boundary.

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

- 13 Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason - To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8.

- 14 The Cycle / Powered Two-wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

Reason - To ensure appropriate cycle / powered two-wheeler parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

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

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

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
---	-------------------------	-----------------	-----------------

16 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.

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

Reason: In order to promote sustainable transport.

### **Little Clacton Parish Council**

<a href="#"><u>21/00867/FUL</u></a> Approval - Full 29.10.2021 Delegated Decision	Mrs E Fairclough	Proposed construction of new bungalow and detached garage.	Lindisfarne 59 London Road Little Clacton Clacton On Sea Essex CO16 9RB
---	------------------	--	--

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 document:

957/01a Proposed block plan.

957/loc a Amended site plan

957/02 Proposed floor plans and elevations

957-03 Proposed garage floor plans and elevations

Materials shown in section 7 of the application form submitted with the application.

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

03 There should be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the vehicle access is first used by vehicular traffic and retained free of any obstruction at all times.

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

04 Prior to the occupation of the dwelling the internal layout shall be provided in principal with drawing number:

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
957/01a		Proposed block plan.	
		Reason: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.	
05		Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be more than 3.6 metres (equivalent to 4 drop kerbs), shall be retained at that width for 6 metres within the site.	
		Reason: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.	
06		No unbound material shall be used in the surface treatment of the proposed vehicular access/ driveway throughout.	
		Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.	
07		All single garages should have a minimum internal measurement of 7m x 3m	
		Reason: To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety.	
08		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.	
09		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.	
10		No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out. No materials produced as a result of the site development or clearance shall be burned on site.	
		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).	
11		The buildings shall not be occupied until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in	

relation to design, demolition and construction."

Reason - In the 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 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes B or C 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, improvement or other alteration to the roof of the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to ensure that the site is not over-developed in the interest of the amenity of the occupants of adjacent dwellings, and in order to maintain a satisfactory appearance in the street scene in the interest of the visual amenity of the locality.

- 14 An electric vehicle charging point shall be provided for the approved dwelling prior to first occupation.

Reason: In the interests of sustainable transportation.

**Little Oakley Parish Council**

***No determinations***

**Manningtree Town Council**

***No determinations***

**Mistley Parish Council**

***No determinations***

**Ramsey & Parkeston Parish Council**

***No determinations***

**St Osyth Parish Council**

***No determinations***

**Tendring Parish Council**

<i>Application No. Decision Date of Decision Conditions/Reasons</i>	<i>Applicant's Name</i>	<i>Proposal</i>	<i>Location</i>
<b>No determinations</b>			
<b>Thorpe-le-Soken Parish Council</b>			
<b>No determinations</b>			
<b>Thorrington Parish Council</b>			
<b>No determinations</b>			
<b>Weeley Parish Council</b>			
<b>No determinations</b>			
<b>Wix Parish Council</b>			
<b>No determinations</b>			
<b>Wrabness Parish Council</b>			
<a href="#"><u>21/01060/FUL</u></a> <i>Application Withdrawn 29.10.2021 Delegated Decision</i>	<i>Mr John Acton</i>	<i>Erection of dwelling to replace former blacksmiths forge.</i>	<i>Land at Broadfields Primrose Hill Wrabness Essex CO11 2TZ</i>