



# Appeals Report

From 01/04/2015 To 31/03/2016

## Planning

No. of Appeals Received 83

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No. of Appeal Decisions Received: 72

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### Officer Delegated Decisions

| <u>Appeal Decision:</u> |    | <u>% of Total Delegated Decisions</u> |
|-------------------------|----|---------------------------------------|
| SPLIT                   | 1  | 1.59%                                 |
| DISMIS                  | 33 | 52.38%                                |
| ALLOW                   | 29 | 46.03%                                |

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### Planning Committee Decisions

| <u>Appeal Decision:</u> |   | <u>% of Total Committee Decisions</u> |
|-------------------------|---|---------------------------------------|
| DISMIS                  | 4 | 44.44%                                |
| ALLOW                   | 5 | 55.56%                                |

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### Overtured Planning Decisions

| <u>Appeal Decision:</u> |   | <u>% of Total Overtured Decisions</u> |
|-------------------------|---|---------------------------------------|
| DISMIS                  | 3 | 60.00%                                |
| ALLOW                   | 2 | 40.00%                                |

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### Costs Awarded

Number of Cases Where costs were Awarded to the Appellant: 1

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## Appeals Report

From 01/04/2015 To 31/03/2016

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### Enforcement

No. of Appeals Received 0

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No. of Appeal Decisions Received: 4

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#### Enforcement Appeal Decisions

| <u>Appeal Decision:</u> |   | <u>% of Total Decisions</u> |
|-------------------------|---|-----------------------------|
| DISMIS                  | 4 | 100.00%                     |

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### Tree Preservation Orders

No. of Appeals Received 2

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No. of Appeal Decisions Received: 3

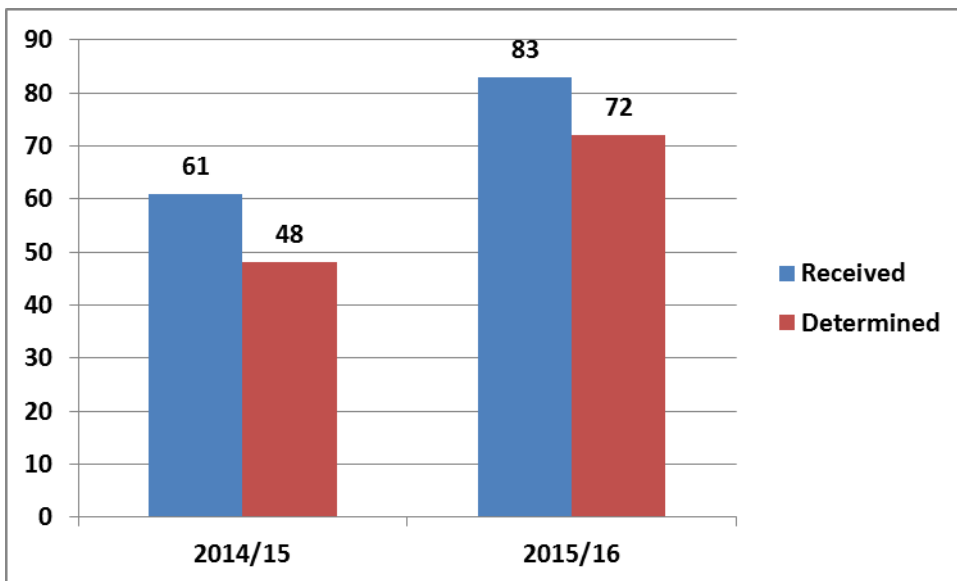
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#### TPO Appeal Decisions

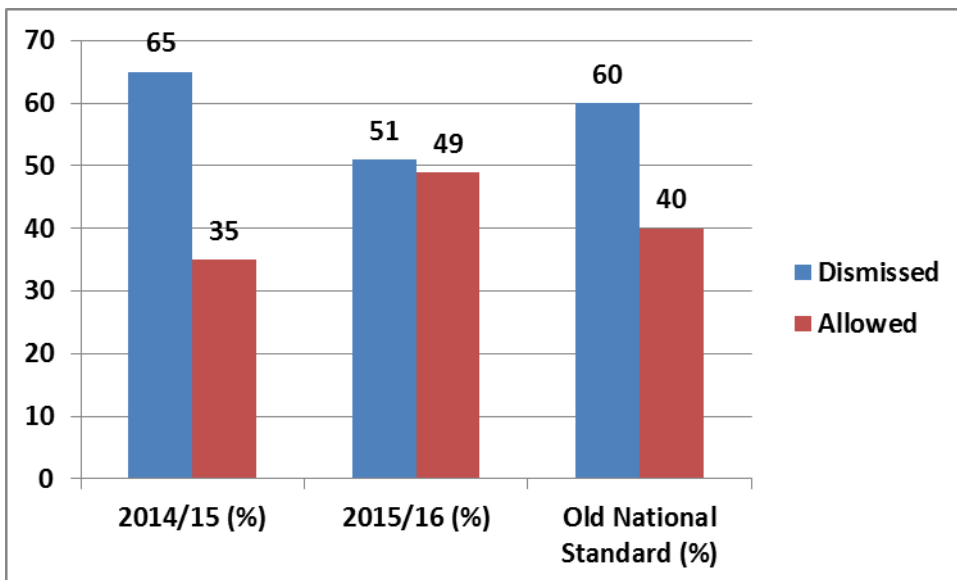
| <u>Appeal Decision:</u> |   | <u>% of Total Decisions</u> |
|-------------------------|---|-----------------------------|
| DISMIS                  | 3 | 100.00%                     |

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**Overall Number of Planning Appeals Received and Determined**



**Percentage Dismissed and Allowed against Old National Standard**



**Costs Application Details**

Planning Application Reference: 14/00576/FUL Appeal Reference: 15/00003/REFUSE

Appeal Decision Received: 01/05/2015

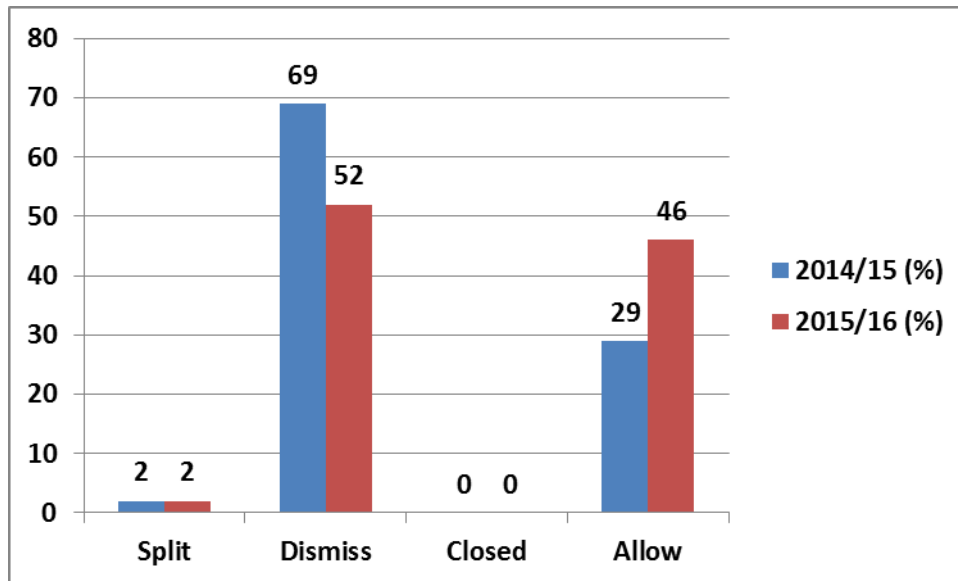
Highlands Chalet Park, Thorpe Road, Clacton On Sea, Essex, CO15 4NT

Erection of 4 bungalows.

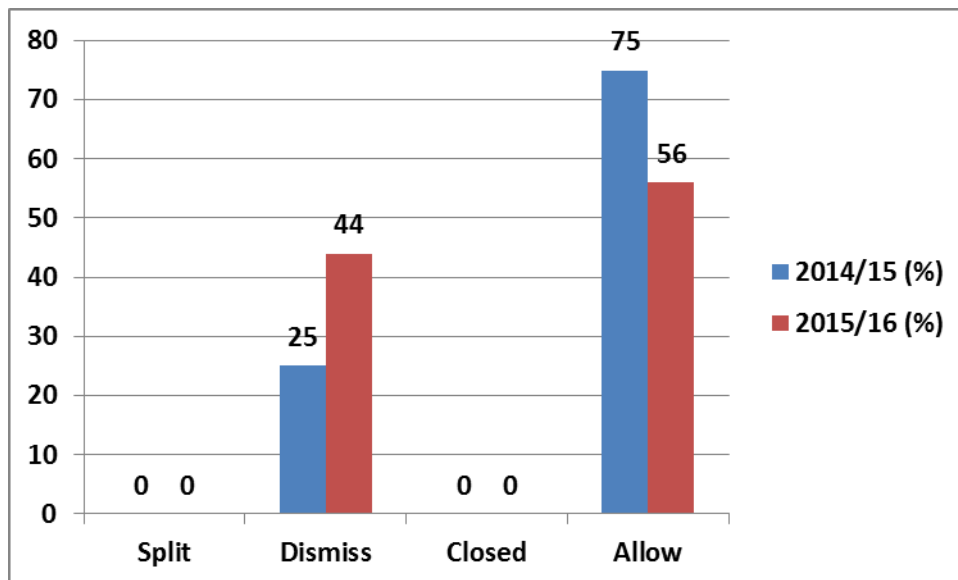
Costs not applied for to date.

\*\* Please note that the above information excludes Enforcement and TPO Appeals

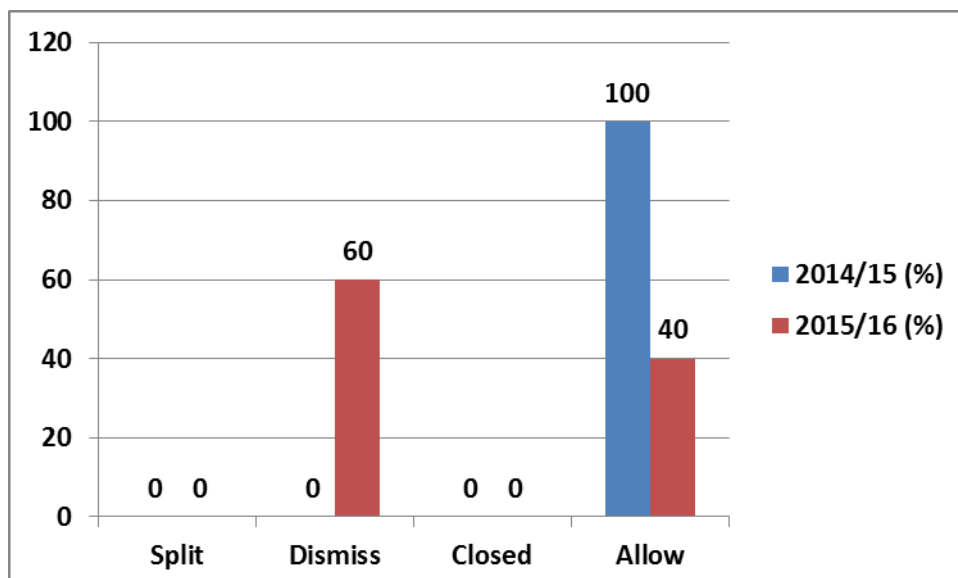
### Delegated Decisions – Appeal Outcomes



### Committee Decisions – Appeal Outcomes



### Decisions Overturned at Planning Committee – Appeal Outcomes



\*\* Please note that the above information excludes Enforcement and TPO Appeals

## PLANNING COMMITTEE

18<sup>TH</sup> MAY 2016

YEARLY REPORT (APRIL 2015 – 31<sup>ST</sup> MARCH 2016)

### REPORT OF THE HEAD OF PLANNING

#### A.1 PLANNING APPEALS AND DECISIONS

##### PLANNING APPEALS RECEIVED

Notification has been received from the Planning Inspectorate that the following appeals have been lodged.

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>             |
|-------------------|------------------------|---|------------------------------|
| 15/00015/REFUSE   | 14/00988/OUT           | Outline planning application with all matters reserved for the residential development of 0.44 ha of land to create 4 detached dwellings with associated garaging and parking - Torcross Poultry Farm, 110 Harwich Road, Little Clacton, CO16 9NJ | Mr & Mrs T Patrick           |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>             |
| 15/00016/REFUSE   | 14/01428/FUL           | Erection of detached 2 bedroom, one and a half storey dwelling with associated parking, landscaping and ancillary works. - Land adjacent 1 Cotman Road, Clacton On Sea, CO16 8YB  | Ms Marga Bosman              |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>             |
| 15/00017/REFUSE   | 15/00074/OUT           | Erection of single detached dwelling served by new access onto Kirby Road - Land adjacent Mon Reve, Kirby Road, Great Holland, CO13 0HT   | Joseph Greenhow Planning Ltd |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>             |
| 15/00018/REFUSE   | 14/01297/FUL           | Erection of single dwelling and garage – 157 Frinton Road, Kirby Cross, CO13 0PD  | South East Developments Ltd  |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>             |
| 15/00019/REFUSE   | 14/01195/FUL           | Proposed 3 no. residential dwellings (following the demolition of 2 dwellings) with garaging, parking and other associated works - 21 Manor Road, Great Holland, CO13 0JT   | Penny Investments            |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>      |
|-------------------|------------------------|---|-----------------------|
| 15/00020/REFMC    | 14/01231/ADV           | Installation of the following external shopfront signage after removing those in situ: 3no. 620mm high Natwest fascia with 3no. set of 434mm high internally illuminated lettering and logo. 2no. 600mm high Natwest internally illuminated projecting sign. 1no. internally illuminated Natwest ATM surround. – Natwest, 10 Station Road, Clacton On Sea, CO15 1TA | RBS                   |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>      |
| 15/00021/REFUSE   | 14/01051/FUL           | Demolition of existing house and erection of two new houses with a new vehicular access following closure of existing vehicular access.<br>- 18 Second Avenue, Frinton On Sea, CO13 9ER   | Mr Nigel Fanshawe     |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>      |
| 15/00022/REFUSE   | 14/01064/FUL           | Removal of condition 2 of TEN/119/59 and condition 2 of TEN/994/77 to allow change from holiday home to residential home. - 117 Colne Way, Point Clear Bay St Osyth, CO16 8LW   | Mrs Marion Moss       |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>      |
| 15/00023/REFUSE   | 14/01536/COUN<br>OT    | Change of use from Agricultural storage to dwelling. - Highfields Wrabness Road, Ramsey, CO12 5NE   | Mrs A Ramsey          |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>      |
| 15/00024/REFUSE   | 14/01291/FUL           | Change of Use of stable building in D2 use to B8 storage use for the storage of boilers and related materials together with the erection of perimeter security fencing. - Field House, Parsons Hill, Great Bromley, Colchester, CO7 7JF   | Mr & Mrs G Bennett    |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>      |
| 15/00025/REFUSE   | 14/00771/FUL           | Erection of 24 residential flats with associated parking & amenity space - 407 Main Road, Harwich, CO12 4EU   | G & K Groundworks Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
|-------------------|------------------------|--|--------------------|
| 15/00026/FHOUSE   | 14/01703/FUL           | Rear extension - roof design amendment to that previously approved. - 8 Elm Grove, Kirby Cross, Frinton On Sea, CO13 0HH | Mr & Mrs C Wiggins |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00027/REFUSE   | 14/01182/OUT           | Outline planning application with all matters reserved for the residential development of 0.1 ha of land to create 1 detached dwelling with associated garaging and parking - Carpenters Farm, St Marys Road, Great Bentley, CO7 8NJ | P Morton & Son   |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00028/REFUSE   | 14/01180/OUT           | Outline application with all matters reserved for residential development of 0.59 ha of land to create 4 detached dwellings with associated garaging and parking - Land North of Carpenters Farm, St Marys Road, Great Bentley, CO7 8NJ | Morton & Sons    |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00029/NONDET   | 15/00079/FUL           | Proposed front & rear extensions & alterations. - 22 Graces Walk, Frinton On Sea, CO13 9PQ | Mr M Ridley      |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>      |
|-------------------|------------------------|--|-----------------------|
| 15/00030/NONDET   | 14/01782/FUL           | Erection of 24 one bed residential flats with associated parking and amenity space. - 407 Main Road, Harwich, CO12 4EU | G & K Groundworks Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>                     |
|-------------------|------------------------|--|--------------------------------------|
| 15/00031/REFUSE   | 14/01689/FUL           | Erection of a one bed gate lodge type dwelling - Land to The rear of Harry's Bar, High Street, Thorpe Le Soken, CO16 0EA | Beech Hill Property Developments Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00032/REFUSE   | 14/01194/OUT           | Proposed residential development of 0.4 ha of land with associated garaging and parking. - Larges Farm, Rectory Road, Great Holland, CO13 0JP | AH Browns Farm   |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
|-------------------|------------------------|---|--|
| 15/00033/REFUSE   | 14/01680/FUL           | Retail shop to Hot Food Take Away.<br>- 24 Frinton Road, Kirby Cross,<br>CO13 0LE   | Mr Peter Houghton                                |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00034/FHOUSE   | 15/00329/FUL           | Single storey front extension<br>(revision to approved application<br>14/01688/FUL). - 2 Ashtead Close,<br>Clacton On Sea, CO16 8YZ   | Mr Steven Gregory                                |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00035/FHOUSE   | 15/00177/FUL           | Proposed Juliet balconies to first<br>floor and new front boundary wall. -<br>Ruster Lodge, First Avenue, Frinton<br>On Sea, CO13 9HA   | Mr and Mrs Martin<br>Pavey                       |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00036/REFUSE   | 14/01734/FUL           | Construction of 4 no. new flats on<br>roof of existing building. - Harlech<br>House, Carnarvon Road, Clacton On<br>Sea, CO15 6QP  | Mr K Kandiah                                     |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00037/REFUSE   | 14/01772/FUL           | Siting of 2no. 'cargo pods' tourist<br>accommodation units on present<br>paddock land as extension to<br>existing self-catering holiday<br>accommodation. - Lee Wick Farm,<br>Lee Wick Lane, St Osyth, CO16 8ES | Mr Robert Clarke -<br>Roy Clarke Potatoes<br>Ltd |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00038/REFUSE   | 14/01648/OUT           | Proposed detached dwelling. - Land<br>adjacent 1, Church Farm Cottages,<br>Church Road, Little Bentley, CO7<br>8SE  | Mr Walsh   |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00039/REFUSE   | 15/00146/OUT           | Erection of three detached dwellings<br>served by new vehicular and<br>pedestrian access. - Blue Barn Farm<br>Clacton Road, Elmstead, CO7 7DF   | Hills Group                                      |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                                 |
| 15/00040/REFUSE   | 15/00223/FUL           | Change of use from business use to<br>residential dwelling. - Camberley<br>Lodge, 99 Fronks Road, Dovercourt,<br>CO12 4EQ   | Mrs Bibi Mohedeen                                |



| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>     |
|-------------------|------------------------|--|----------------------|
| 15/00041/REFUSE   | 14/01823/OUT           | Outline application for up to 145 dwellings associated landscaping, public open space and allotments together with access from Cockaynes Lane and a pedestrian/cycle link from Station Road, and demolition of the garage to no. 56 Station Road. - Land South of Cockaynes Lane, Alresford, CO7 8BZ | Taylor Wimpey UK Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>         |
|-------------------|------------------------|--|--------------------------|
| 15/00043/DISCH    | 15/00450/DISCON        | Discharge of condition 04 (existing & proposed site levels) of planning permission 13/01035/FUL allowed under appeal reference APP/P1560/A/14/2214702. - St Josephs Convent, 14 - 16 Raglan Road, Frinton On Sea, CO13 9HH | McCarthy & Stone R L Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00044/REFUSE   | 14/00995/OUT           | Outline planning application for up to 60 dwellings. - Land off Harwich Road, Little Oakley | Landfast Ltd     |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00045/REFUSE   | 15/00646/OUT           | Erection of eight dwellings. - Land South East of Harwich Road, Little Oakley, CO12 5JA | Mr & Mrs Cullen  |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00046/REFUSE   | 14/00674/FUL           | Temporary mobile home for an essential rural worker. - Martins Grove, Frowick Lane, St Osyth | Mr E Greig       |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                |
|-------------------|------------------------|---|---------------------------------|
| 15/00047/REFUSE   | 15/00474/OUT           | Proposed erection of 5 detached houses. - Builders Yard & Land, R/o, The Royal Fusilier Public House, Aingers Green, Great Bentley, CO7 8NG | Mr D Shipp & Mr & Mrs D Bennett |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00048/REFUSE   | 14/01663/FUL           | Erection of five residential dwellings. - Land at, Old Hall Lane, Walton On The Naze, CO14 8LF | Mr John Carroll  |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>  |
|-------------------|------------------------|--|-------------------|
| 15/00049/REFUSE   | 14/01435/OUT           | Outline planning application with all matters reserved for the residential development of 0.49 ha of land to create 5 detached dwellings with associated garaging and parking. - Land North of Parsonage Lane, Tendring, CO16 0DE. | Fairley & Son Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>  |
|-------------------|------------------------|---|-------------------|
| 15/00050/REFUSE   | 14/01410/OUT           | Outline planning application with all matter reserved for the residential development of 0.2 ha of land to create 2 detached dwellings with associated garaging and parking. - Land to The West of Wolves Hall Lane, Tendring, CO16 0DE | Fairley & Son Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00051/REFUSE   | 14/01931/OUT           | Demolition of industrial and commercial buildings and construction of 6 dwellings comprising of 4 bungalows and 2 houses. - Former Tyes Gardening Supplies, Church Hill, Ramsey, CO12 5EX | Mr Norman Cory   |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00052/REFUSE   | 15/00101/FUL           | Demolition of storage shed and log cabin and erection of detached 1 bedroom dwelling with associated access, parking, landscaping and ancillary works. - Land adjacent Chapel Cottage, Stones Green Road, Great Oakley, CO12 5BS. | Mr C Pratt       |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00053/REFUSE   | 14/01371/OUT           | Outline application with all matters reserved (except for principal means of access) for a residential development comprising up to 49 dwellings (including up to 40% affordable housing), open space and vehicular access from Tokely Road. - Land North of Tokely Road, Frating | Inland Homes Plc |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>      |
|-------------------|------------------------|--|-----------------------|
| 15/00054/FHOUSE   | 15/00408/FUL           | Two storey front extension. - 9 Harwich Road, Bradfield, Manningtree, CO11 2XN | Mr & Mrs Howard Whurr |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
|-------------------|------------------------|---|-------------------------------|
| 15/00055/FHOUSE   | 15/00515/FUL           | Ground floor rear extension and first floor extension above garage. - 55 Lower Park Road, Brightlingsea, CO7 0JX  | Mr Robert Drew                |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
| 15/00056/FHOUSE   | 15/00173/FUL           | Construction of conservatory to extend existing lounge. – Fairfield, 47 Church Road, Clacton on Sea, CO15 6BQ   | Mr Thomas Guthrie             |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
| 15/00057/REFUSE   | 14/01547/FUL           | New 3 bedroom detached dwelling on land adjacent to 6 Galloway Drive Little Clacton CO16 9LN. – 6 Galloway Drive, Little Clacton, CO16 9LN  | Mr Peter Watson               |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
| 15/00058/REFUSE   | 14/01858/OUT           | Two detached dwellings with associated garaging and parking. – Land at Baytree Stables, Harwich Road, Little Clacton, CO16 9NL  | Mr C Stovell & Mr & Mrs Paris |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
| 15/00059/REFUSE   | 15/00605/FUL           | Erection of two bedroom bungalow with associated car parking, landscaping and ancillary works. – 33 Columbine Gardens, Walton on the Naze, CO14 8NL   | Mr & Mrs L, W & G Keeble      |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
| 15/00060/REFUSE   | 15/00853/FUL           | The erection of two detached dwellings within curtilage of Michaelmas House including new access from Parsons Hill, closure of existing access, removal of existing barn, landscaping and construction of swales and suds pond. - Michaelmas House, Parsons Hill, Great Bromley | Mr & Mrs D Simons             |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>              |
| 15/00061/FHOUSE   | 15/00791/FUL           | Proposed two storey side extension to form garage & two bedrooms. - Hill View Thorrington Road Great Bentley  | Mr and Mrs Chaplin            |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                               |
|-------------------|------------------------|---|--|
| 15/00062/REFUSE   | 15/00047/OUT           | Demolition of existing bungalow use of land for the erection of 9 no. single storey dwellings and garages, modification, alterations and improvements to existing access and structural landscaping. - 154 Thorpe Road, Kirby Cross, Frinton On Sea, CO13 0NQ | South East Developments Ltd -<br>Mr John Lynch |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00063/FHOUSE   | 15/00818/FUL           | Two storey and single storey side extension. - 105 Marine Parade East, Clacton On Sea, CO15 6JS | Mr & Mrs C Clark |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>  |
|-------------------|------------------------|--|-------------------|
| 15/00064/REFUSE   | 15/00574/FUL           | Proposed 1 x 4 bedroom dwelling within the side garden area of Ashridge, Church Hill, Ramsey. – Ashridge, Church Hill, Ramsey, Harwich, CO12 5EX | Mr & Mrs M De Roy |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00065/REFUSE   | 15/00551/FUL           | Demolition of existing garage and erection of detached three bedroom dwelling adjacent 169 Connaught Avenue. - Gainsboro Lodge, 169 Connaught Avenue, Frinton On Sea, CO13 9AH | Mr Martin Hurn   |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00066/REFUSE   | 15/00523/FUL           | Demolition of existing garage workshop and erection of three 4 bedroom chalet style bungalows. - St Olaves, Grove Road, Little Clacton, CO16 9NG | Mrs Clare Tooze  |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00067/FHOUSE   | 15/01063/FUL           | Formation of vehicular access - 2 Khartoum Villas, The Street, Ardleigh, CO7 7LD | Mr Joe Goody     |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00068/FHOUSE   | 15/00998/FUL           | To erect a boundary wall to support railings between piers with gates to match at entry points and to erect a wall to match existing to side and rear of property. 34 Saxmundham Way, Clacton On Sea, CO16 7PD | Mr Chris Hamblen |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
|-------------------|------------------------|--|--------------------|
| 15/00069/REFUSE   | 15/00704/FUL           | Build a wall separating the car park from the footpath along the highway for safety and business reasons. - The Brewers Arms, 1 Victoria Place, Brightlingsea, CO7 0BX                               | Mr Dennis Ingate   |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
| 15/00070/REFUSE   | 15/00651/FUL           | Variation of condition 03 of Planning Permission 11/00535/FUL (Allowed under appeal APP/P1560 /A/11/2159056/NWF) retention of existing dwelling. - The Orchard, Grove Road, Little Clacton, CO16 9NG | Mr C Cook          |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
| 15/00071/REFUSE   | 15/00626/FUL           | Erection of two bedroom bungalow - Land rear of 32 Albert Road, Brightlingsea, CO7 0NB   | Mr & Mrs L Cardy   |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
| 15/00072/REFUSE   | 15/00544/OUT           | 3 detached dwellings with associated garaging and parking - Land adjacent Fat Goose PH, Heath Road, Tendring, CO16 0BX   | Mr A Smith         |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
| 15/00073/REFUSE   | 15/00675/OUT           | Residential development of up to 32 dwellings (incorporating 25% affordable housing) with associated open space and infrastructure. - Land off Clacton Road, Elmstead                                | Go Homes           |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
| 15/00074/REFUSE   | 15/01150/OUT           | Outline planning application with all matters reserved for demolition of existing buildings and erection of one detached dwelling. - Crackstakes Farm, Tan Lane, Little Clacton, CO16 9PS            | Miss Yolande Clark |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
| 15/00075/NONDET   | 15/00929/FUL           | Change of use of farmland to community sports pitches. - Land West of Halstead Road, Kirby Cross, CO13 0LR   | Kays Properties    |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00076/REFUSE   | 15/00928/OUT           | Outline application with all matters reserved for residential development of up to 75 dwellings. - Land to East of Halstead Road, Kirby Le Soken, CO13 0DY | Kays Properties  |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00077/REFUSE   | 15/00494/FUL           | Demolition of existing derelict barns and erection of 8 single storey, 2 bedroom, dwellings with associated access, garages, parking, landscaping and ancillary works. - Site to South of Walton Road, Kirby Le Soken, CO13 0DB | FGH (Essex) Ltd  |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00078/REFUSE   | 15/01155/FUL           | Demolish rear single storey store and replace with two storey rear extension. - Boxley House, Colchester Road, Ardleigh, CO7 7NR | Mr K Coombs      |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00079/REFUSE   | 15/01156/LBC           | Demolish rear single storey store and replace with two storey rear extension together with internal alterations.- - Boxley House, Colchester Road, Ardleigh, CO7 7NR | Mr K Coombs      |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>        |
|-------------------|------------------------|--|-------------------------|
| 15/00080/REFUSE   | 14/01883/OUT           | For the residential development of 0.14 ha of land to create two detached dwellings with associated garaging and parking. - Land to The rear of 155 Harwich Road, Little Clacton, Clacton On Sea, CO16 9NL | Austin Heating Services |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>                                 |
|-------------------|------------------------|--|--|
| 15/00081/REFUSE   | 15/01234/OUT           | Erection of up to 240 dwellings with a community hub including either a 40-bed space care home (Class C2) or a healthcare facility (Class D1) together with access from Halstead Road, Woburn Avenue and Buckfast Avenue; a parking area for up to 30 vehicles; green infrastructure provision including children's play area, kick-about area, footpaths, structural landscaping and biodiversity enhancements; a | Welbeck Strategic Land II LLP & Elizabeth Clarke |

sustainable drainage system including detention basin and swales and other related infrastructure and services provision.

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>  |
|-------------------|------------------------|--|-------------------|
| 15/00082/REFUSE   | 15/00867/FUL           | Variation of condition 3 of planning permission 13/01206/FUL and variation of condition 2 of planning permission 14/00339/FUL to allow a maximum number of 35 children to attend the day nursery at any one time. - 15 The Chase, Holland On Sea, Clacton On Sea, CO15 5PU | The Chase Nursery |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 15/00083/REFUSE   | 15/00465/FUL           | Erection of 8 bungalows – Land between 176 and 178 Thorpe Road, Kirby Cross, CO13 0NH | FGH (Essex) Ltd  |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>   |
|-------------------|------------------------|--|--------------------|
| 15/00084/REFUSE   | 15/01035/FUL           | Erection of 1no. detached 3 bedroom dwelling house and attached garage - Land adjacent Cockaynes House, Cockaynes Lane, Alresford, CO7 8BZ | Mr Lawrence Rutter |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 16/00001/NONDET   | 15/00679/FUL           | Land adjacent to Public Car Park, Clacton Road, Elmstead, CO7 7DA - Development of 6.no dwellings and construction of two vehicular accesses. | Square Sail      |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>   |
|-------------------|------------------------|---|--------------------|
| 16/00002/NONDET   | 15/00761/OUT           | Outline application with all matters reserved, other than strategic access points onto the public highway, for the erection of up to 300 dwellings, up to 2 hectares of employment land (A2/A3/B1/D1 uses), with associated public open space and infrastructure. - Land to The South of Long Road and to West of Clacton Road, Mistley, CO11 2HN | Tendring Farms Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>     |
|-------------------|------------------------|--|----------------------|
| 16/00003/REFUSE   | 15/00504/OUT           | Small supermarket. - Kirby Cross Industrial Estate, Claire Road, Kirby Cross, CO13 0HL | Hartnell Estates Ltd |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
|-------------------|------------------------|---|--------------------------------------|
| 16/00004/REFUSE   | 14/01750/OUT           | Outline application for a mixed use scheme comprising up to 150 dwellings and open space, a class B1 employment area and structural landscaping. - Land at Station Field, Plough Road, Great Bentley, CO7 8LG | Moonlight Hollow Limited             |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00005/REFUSE   | 15/00974/TELCOM        | Upgrade to existing equipment. - Telephone Mast Site CO 0014, Victoria Road, Clacton On Sea, CO15 6BE   | EE (UK) Ltd & Hutchinson 3G Ltd      |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00006/REFUSE   | 15/01548/FUL           | Erection of four dwellings.   | Mr J Carrol - M.C.C Developments Ltd |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00007/REFUSE   | 15/01282/FUL           | 4no. dwelling and associated garages following demolition of redundant farm buildings..   | Mr J Carrol - M.C.C Developments Ltd |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00008/REFUSE   | 15/01653/OUT           | Outline planning application with all matters reserved for the development of three dwellings.- Larges Farm, Rectory Road, Great Holland, Frinton on Sea, Essex, CO13 0JP                                     | AH Browns Farm                       |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00009/REFUSE   | 15/00528/FUL           | Erection of new dwellinghouse - 12 Wick Lane, Dovercourt  | Mr and Mrs Gavin Rose                |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00010/REFUSE   | 15/00904/OUT           | Outline planning application for up to 240 dwellings with areas of landscaping and open space and associated infrastructure - Land North of Rush Green Road, Clacton On Sea, Essex, CO16 8BQ                  | Bloor Homes Eastern                  |
| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>                     |
| 16/00011/REFUSE   | 15/00959/FUL           | Residential development of 1 detached bungalow with associated parking, landscaping and ancillary   | Mr P Jones                           |



works - Lynden Glen, Gutteridge Hall Lane, Weeley, Clacton On Sea, Essex, CO16 9DL

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u> |
|-------------------|------------------------|---|------------------|
| 16/00012/REFUSE   | 15/01719/OUT           | Erection of nine dwellings served by a new vehicular and pedestrian access. - Land adjacent to Pentland, Steam Mill Road, Bradfield, CO11 2QX | NNC Homes Ltd    |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>   | <u>Appellant</u>   |
|-------------------|------------------------|---|--------------------|
| 16/00013/FHOUSE   | 15/01531/FUL           | Retrospective application for hip to gable conversion, rear dormer and balcony/balustrade at second floor level. - 45 Bedford Road Holland On Sea Clacton On Sea Essex CO15 5LF | Mrs Sharon Sweeney |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 16/00014/REFUSE   | 15/01830/FUL           | Erection of 3 x two bed houses - . 2 Skelmersdale Road Clacton On Sea Essex CO15 6BP | SB Developments  |

#### Background Papers

Planning Inspectorate Notification Letters.

#### TPO APPEALS RECEIVED

Notification has been received from the Planning Inspectorate that the following Tree Preservation Orders appeals have been lodged.

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u> |
|-------------------|------------------------|--|------------------|
| 15/00042/REFUSE   | 15/00610/TPO           | 1 No. Oak fell - 28A Gerard Road Clacton On Sea CO16 8FP | Mr T Hartley     |

| <u>Appeal No.</u> | <u>Application No.</u> | <u>Proposal</u>  | <u>Appellant</u>    |
|-------------------|------------------------|--|---------------------|
| 15/00085/REFUSE   | 15/01512/TPO           | 1 No. Oak - cut back overhanging branches to boundary line with 8 Barley Close - 5 Rosewood Park, Mistley, Manningtree, CO11 1UA | Miss Michelle Foley |

#### Background Papers.

Planning Inspectorate Notification Letters.

## **PLANNING APPEAL DECISIONS**

Notification has been received from the Planning Inspectorate that the following appeals have been decided. If you wish to see the decision in full then please contact Leanne Nicholas by email [appeals.planningservices@tendringdc.gov.uk](mailto:appeals.planningservices@tendringdc.gov.uk) or by phone 01255 686157.

| <b><u>Application No.</u></b> | <b><u>Address</u></b>  | <b><u>Proposal</u></b>                 | <b><u>Decision</u></b> |
|-------------------------------|--|--|------------------------|
| 14/00680/LBC                  | Crabtree Farm<br>Colchester Road<br>Great Bentley<br>CO7 8RT | Alterations to fireplace and surround. | Allowed                |
| <b>Decision</b>               | Delegated  |  |                        |

The Inspector considered that the main issues were:-

- The effect of the proposed works on the special architectural and historic interest of the listed building.

The Inspector Allowed the Appeal.

| <b><u>Application No.</u></b> | <b><u>Address</u></b>                            | <b><u>Proposal</u></b>                              | <b><u>Decision</u></b> |
|-------------------------------|--|---|------------------------|
| 14/01355/FUL                  | 73 Fourth Avenue,<br>Frinton On Sea, CO13<br>9DY | First floor side extension (above existing garage). | Dismissed              |
| <b>Decision</b>               | Delegated  |   |                        |

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the Frinton and Walton Conservation Area.

The Inspector Dismissed the Appeal.

| <b><u>Application No.</u></b> | <b><u>Address</u></b>  | <b><u>Proposal</u></b>   | <b><u>Decision</u></b> |
|-------------------------------|--|--------------------------|------------------------|
| 14/00576/FUL                  | Highlands Chalet Park<br>Thorpe Road<br>Clacton On Sea<br>CO15 4NT | Erection of 4 bungalows. | Dismissed              |
| <b>Decision</b>               | Delegated  |                          |                        |

The Inspector considered that the main issues were:-

- The effect of the proposal on the provision of open space in the area.
- The effect of the proposal on the character and appearance of the area with particular reference to the risk to three trees adjoining the site.
- Whether the proposed development would be at significant risk of flooding.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/01257/OUT           | Land to West of Back Lane East<br>Back Lane East<br>Great Bromley<br>CO7 7JF | Outline application with all matters reserved for the residential development of 0.14 hectares of land comprising 3 dwellings with associated garaging, parking and ancillary works. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- N/A

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 14/01541/OUT           | Church Farm House<br>The Heath<br>Mistley<br>CO11 2QH | Erection of two detached dwellings on land adjacent to existing property. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issue is:-

- Whether the proposed development would be appropriate to its location, having regard to development plan and national planning policies relating to the provision of new housing and the sustainability of the site's location.

The Inspector Allowed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/01323/COUNOT        | St Marys Hall Farm<br>Barn<br>St Marys Road<br>Great Bentley<br>CO7 8QU | Proposed minor demolition and the internal conversion of the remainder of the building to form a 4 bedroom dwelling. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issue is:-

- Whether development complies with conditions in section Q.2 of the 2015 Order.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>                                  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/00929/FUL           | 824 St Johns Road<br>Clacton On Sea<br>CO16 8BS | Demolition of existing bungalow and other buildings and the creation of 14 no. | Allowed         |

three and four bedroom houses, plus associated roads, drives, car parking and garages.

**Decision** Delegated

The Inspector considered that the main issue is:-

- The effect of the proposed development on the character and appearance of the area.
- Whether the proposal makes adequate provision for local facilities, services and infrastructure made necessary by the development.

The Inspector Allowed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/01428/FUL           | Land adjacent 1 Cotman Road, Clacton On Sea, CO16 8YB | Erection of detached 2 bedroom, one and a half storey dwelling with associated parking, landscaping and ancillary works. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issue is:-

- The effect of the proposal on the setting of the adjacent Grade II\* listed building and the character and appearance of the area.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>                           | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/01135/FUL           | Bretts Hall Crown Lane Tendring CO16 0BJ | Demolition of former farrowing pens and erection of double annexe for elderly relatives. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The proposed would result in the creation of new dwellings, separate from the existing farmhouse, and if so, whether that would harm the objectives of local and national policies to protect the countryside.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/00189/FUL           | Former Tudor Lodge Clacton Road Weeley Heath CO16 9EF | Erection of 1 No. detached two-storey dwelling with attached swimming pool complex and erection of | Allowed         |



- The effect of the proposal on the character and appearance of the area.

The Inspector Allowed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>              | <u>Decision</u> |
|------------------------|---|------------------------------|-----------------|
| 14/01500/OUT           | West Country House,<br>Cherry Tree Avenue,<br>Clacton On Sea, CO15<br>1AR | Erection of 5 new dwellings. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01192/OUT           | 21 Manor Road, Great<br>Holland, Frinton on<br>Sea, CO13 0JT | Proposed 3 no. residential<br>dwellings (following the<br>demolition of 2 dwellings)<br>with garaging, parking and<br>other associated works. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the surrounding area.
- The effect of the proposal on the living conditions of residents at No 25 Manor Road,
- Whether the proposal would represent a sustainable development.

The Inspector Allowed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/00988/OUT           | Torcross Poultry Farm<br>110 Harwich Road,<br>Little Clacton, Clacton<br>On Sea, CO16 9NJ | Outline planning application<br>with all matters reserved for<br>the residential development<br>of 0.44 ha of land to create 4<br>detached dwellings with<br>associated garaging and<br>parking. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal would constitute a sustainable form of development in this location, taking into account local and national planning policies.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/01023/LUPROP        | High Birch Farmhouse,<br>High Birch Road,<br>Weeley, Clacton On<br>Sea, CO16 9BU | Claim in respect of the commencement of use pursuant to application 13/01141/COUNOT relating to the use of an office building as a dwelling. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the refusal of the application for an LDC for the proposal was well founded.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 14/01064/FUL           | 117 Colne Way, Point<br>Clear Bay, St Osyth,<br>Clacton On Sea, CO16<br>8LW | Removal of condition 2 of TEN/119/59 and condition 2 of TEN/994/77 to allow change from holiday home to residential home. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether or not the proposal would provide a suitable site for permanent residential use, having regards to the principles of sustainable development, and
- Whether the proposed permanent residential unit would be at risk from flooding.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                       | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--------------------------------------|---|-----------------|
| 14/00771/FUL           | 407 Main Road<br>Harwich<br>CO12 4EU | Erection of 24 residential flats with associated parking & amenity space. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether affordable housing should be provided as part of the proposed development having particular regard to the effects of its provision on the economic viability of the scheme, and
- The effect on highway safety.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>           | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--------------------------|--|-----------------|
| 14/01782/FUL           | 407 Main Road<br>Harwich | Erection of 24 one bed residential flats with associated | Allowed         |

CO12 4EU parking and amenity space.

**Decision** Non Determination  
Appeal

The Inspector considered that the main issues were:-

- Whether affordable housing should be provided as part of the proposed development having particular regard to the effects of its provision on the economic viability of the scheme.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u>                |
|------------------------|--|---|--------------------------------|
| 14/01231/ADV           | Natwest<br>10 Station Road,<br>Clacton On Sea,<br>CO15 1TA | Installation of the following external shopfront signage after removing those in situ:<br>3no. 620mm high Natwest fascia with 3no. set of 434mm high internally illuminated lettering and logo.<br>2no. 600mm high Natwest internally illuminated projecting sign. 1no. internally illuminated Natwest ATM surround | Part Allowed<br>Part Dismissed |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The main issue is the effect of the signs on the character and appearance of the main building and the locality.

The Inspector Part Allowed and Part Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00329/FUL           | 2 Ashtead Close,<br>Clacton On Sea,<br>CO16 8YZ | Single storey front extension (revision to approved application 14/01688/FUL) | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The main issue is the effect of the proposed development on the character and appearance of the host dwelling and surrounding area.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 15/00074/OUT           | Land adjacent Mon Reve,<br>Kirby Road,<br>Great Holland, | Erection of single detached dwelling served by new access onto Kirby Road | Dismissed       |



CO13 0HT

**Decision** Delegated

The Inspector considered that the main issues were:-

- The main issue is whether the proposal would amount to sustainable development.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01180/OUT           | Land North of Carpenters Farm, St Marys Road, Great Bentley, CO7 8NJ | Outline application with all matters reserved for residential development of 0.59 ha of land to create 4 detached dwellings with associated garaging and parking. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect on the character and appearance of the area with particular reference to the hedgerow frontage and protected trees.
- Whether the proposal would amount to sustainable development.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/01182/OUT           | Carpenters Farm, St Marys Road, Great Bentley, CO7 8NJ | Outline planning application with all matters reserved for the residential development of 0.1 ha of land to create 1 detached dwelling with associated garaging and parking. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal would amount to sustainable development.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                    | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 14/01291/FUL           | Field House, Parsons Hill, Great Bromley, CO7 7JF | Change of Use of stable building in D2 use to B8 storage use for the storage of boilers and related materials together with the erection of perimeter security fencing. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area;
- The effect of the proposal on the living conditions of adjacent residents.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                      | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 13/01340/FUL           | Burnt Ash Farm,<br>Spinnels Lane, Wix<br>CO11 2UJ - | Construction of a renewable energy solar farm, to include the installation of solar panels, DNO switchgear room, control room and inverter housings with associated plant, on-site access tracks, security fencing and cameras, landscaping and other associated works. | Dismissed       |

**Decision** Committee **Recommendation** Approval

The Inspector considered that the main issues were:-

- The effects of the proposed development on its own, and in combination with other photovoltaic development, on the character and appearance of the area.
- The effects on heritage assets.
- The effects on agricultural land and soils.
- The compatibility of the proposed development with policy in respect of the generation of energy from renewable sources.
- Whether any harm that might be caused would be outweighed by the benefits of the scheme.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01703/FUL           | 8 Elm Grove, Kirby<br>Cross, Frinton On Sea,<br>CO13 0HH | Rear extension - roof design amendment to that previously approved. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the living conditions of occupiers of 10 Elm Grove. With particular reference to visual impact and outlook.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>      | <u>Proposal</u>                    | <u>Decision</u> |
|------------------------|---------------------|------------------------------------|-----------------|
| 15/00177/FUL           | Ruster Lodge, First | Proposed Juliet balconies to first | Dismissed       |

Avenue, Frinton On  
Sea, CO13 9HA

floor and new front boundary  
wall.

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the Frinton and Walton Conservation Area, the appearance of the street scene and the character of the host dwelling.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01051/FUL           | 18 Second Avenue,<br>Frinton On Sea, CO13<br>9ER | Demolition of existing house and<br>erection of two new houses with<br>a new vehicular access following<br>closure of existing vehicular<br>access. | Dismissed       |

**Decision** Committee **Recommendation** Approval

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area, including its effect on the Frinton and Walton Conservation area.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 14/01194/OUT           | Larges Farm Rectory<br>Road Great Holland<br>Frinton on Sea CO13<br>0JP | Proposed residential<br>development of 0.4 ha of land<br>with associated garaging and<br>parking. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal would constitute sustainable development in this country side location.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                            | <u>Proposal</u>                            | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/01297/FUL           | 157 Frinton Road<br>Kirby Cross, CO13 0PD | Erection of single dwelling and<br>garage. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the surrounding are.
- Whether the proposal would constitute sustainable development in this country side location.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01772/FUL           | Lee Wick Farm,<br>Lee Wick Lane, St<br>Osyth, CO16 8ES | Siting of 2no. 'cargo pods' tourist accommodation units on present paddock land as extension to existing self catering holiday accommodation. | Dismissed       |
| <b>Decision</b>        | Committee  | <b>Recommendation</b>   | Approval        |

The Inspector considered that the main issues were:-

- The effect of the development on the character and appearance of the area.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00146/OUT           | Blue Barn Farm,<br>Clacton Road,<br>Elmstead, CO7 7DF | Erection of three detached dwellings served by new vehicular and pedestrian access. | Allowed         |
| <b>Decision</b>        | Delegated   |   |                 |

The Inspector considered that the main issues were:-

- Whether the proposal would result in a sustainable pattern of development, having regard to access to public transport and other services and the contribution it would have to the supply of available housing.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>             | <u>Decision</u> |
|------------------------|---|-----------------------------|-----------------|
| 14/01648/OUT           | Land adjacent 1<br>Church Farm Cottages,<br>Church Road, Little<br>Bentley, CO7 8SE | Proposed detached dwelling. | Dismissed       |
| <b>Decision</b>        | Delegated   |                             |                 |

The Inspector considered that the main issues were:-

- Whether the proposal would provide a sustainable pattern of development with regard to access to services and public transport and the degree of reliance on private car use.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                       | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01734/FUL           | Harlech House,<br>Carnarvon Road,<br>Clacton On Sea, | Construction of 4 no. new flats on roof of existing building. | Dismissed       |

CO15 6QP

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the appearance of the surrounding streetscene and;
- Whether the proposal would constitute sustainable development.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                 | <u>Proposal</u>                                    | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00079/FUL           | 22 Graces Walk,<br>Frinton On Sea,<br>CO13 9PQ | Proposed front & rear<br>extensions & alterations. | Allowed         |

**Decision** Non  
Determination  
Appeal

The Inspector considered that the main issues were:-

- The effect of the front extension on the living conditions of the neighbouring residents with regard to outlook, sunlight and daylight.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>             | <u>Decision</u> |
|------------------------|---|-----------------------------|-----------------|
| 15/00408/FUL           | 9 Harwich Road,<br>Bradfield,<br>Manningtree,<br>CO11 2XN | Two storey front extension. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 15/00223/FUL           | Camberley Lodge,<br>99 Fronks Road,<br>Dovercourt,<br>Harwich,<br>CO12 4EQ | Change of use from business<br>use to residential dwelling. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether it has been demonstrated that the property could not be put to beneficial use for alternative employment purposes.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>                         | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 14/01663/FUL           | Land at Old Hall Lane,<br>Walton On The Naze,<br>CO14 8LF | Erection of five residential dwellings. | Dismissed       |
| <b>Decision</b>        | Committee   | <b>Recommendation</b>                   | Refusal         |

The Inspector considered that the main issues were:-

- Whether or not the proposal would be a suitable site for housing, having regard to the principles of sustainable development.
- The effect of the proposal on the setting of the Navigation Tower at Walton Hall, a Grade II listed building.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/01858/OUT           | Land at Baytree<br>Stables, Harwich Road,<br>Little Clacton, CO16<br>9NL | Two detached dwellings with associated garaging and parking. | Allowed         |
| <b>Decision</b>        | Delegated  |  |                 |

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00605/FUL           | 33 Columbine Gardens,<br>Walton On The Naze,<br>CO14 8NL | Erection of two bedroom bungalow with associated car parking, landscaping and ancillary works. | Dismissed       |
| <b>Decision</b>        | Delegated  |  |                 |

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                            | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00450/DISCON        | St Josephs Convent<br>14 - 16 Raglan Road | Discharge of condition 04 (existing & proposed site levels) | Allowed         |

Frinton On Sea  
CO13 9HH

of planning permission  
13/01035/FUL allowed under  
appeal reference  
APP/P1560/A/14/2214702.

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the levels of the building are consistent with the planning permission granted on appeal and whether they have adversely affected the character and appearance of the area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>                       | <u>Decision</u> |
|------------------------|---|---------------------------------------|-----------------|
| 14/01680/FUL           | 24 Frinton Road, Kirby<br>Cross, CO13 0LE<br>CO13 9HH | Retail shop to Hot Food Take<br>Away. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The living conditions of the occupants of nearby dwellings having particular regard to the potential for odour, noise and disturbance.
- Highway Safety.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/01547/FUL           | 6 Galloway Drive, Little<br>Clacton, Clacton On<br>Sea, CO16 9LN | New 3 bedroom detached<br>dwelling on land adjacent to 6<br>Galloway Drive Little Clacton<br>CO16 9LN. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effects of the proposal on the character of the area:
- The living conditions of the occupiers of 65 The Street with particular regard to outlook.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>                                    | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/01689/FUL           | Land Rear of Harrys<br>Bar, High Street,<br>Thorpe le Soken, CO6<br>0EA | Erection of a one bed gate lodge<br>type dwelling. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance on the area bearing in mind the appeal sites location in the Thorpe le Soken conservation area.

The Inspector Allowed the appeal.

| <b><u>Application No.</u></b> | <b><u>Address</u></b>   | <b><u>Proposal</u></b>                  | <b><u>Decision</u></b> |
|-------------------------------|---|---|------------------------|
| 15/00474/OUT                  | Builders Yard and land rear of the Royal Fusilier Public House, Aingers Green, Great Bentley, CO7 8NG | Proposed erection of 5 detached houses. | Allowed                |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal represents a sustainable form of development having regard to housing land supply issues and sustainable development principles within the National Planning Policy Framework (the Framework).

The Inspector Allowed the appeal.

| <b><u>Application No.</u></b> | <b><u>Address</u></b>               | <b><u>Proposal</u></b>  | <b><u>Decision</u></b> |
|-------------------------------|-------------------------------------|---|------------------------|
| 15/00515/FUL                  | 55 Lower Park Road Brightlingsea CO | Ground floor rear extension and first floor extension above garage. | Dismissed              |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Dismissed the appeal.

| <b><u>Application No.</u></b> | <b><u>Address</u></b>                                  | <b><u>Proposal</u></b>       | <b><u>Decision</u></b> |
|-------------------------------|--|------------------------------|------------------------|
| 15/00646/OUT                  | Land South East of Harwich Road Little Oakley CO12 5JA | Erection of eight dwellings. | Dismissed              |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area and the local landscape, with particular regard to whether or not it would preserve the setting of the nearby listed building.

The Inspector Dismissed the appeal.



| <u>Application No.</u> | <u>Address</u>                                      | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00791/FUL           | Hill View, Thorrington Road, Great Bentley, CO7 8QD | Proposed two storey side extension to form garage & two bedrooms. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the existing street scene.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                 | <u>Proposal</u>                                      | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 14/00995/OUT           | Land off Harwich Road, Little Oakley, CO12 5JE | Outline planning application for up to 60 dwellings. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area,
- Whether the proposal makes adequate provision for infrastructure,
- Whether the proposal makes adequate provision for affordable housing, and
- Taking all of the above into account, whether the proposal would represent sustainable development.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 15/00101/FUL           | Land adjacent Chapel Cottage<br>Stones Green Road<br>Great Oakley<br>CO12 5BS | Demolition of storage shed and log cabin and erection of detached 1 bedroom dwelling with associated access, parking, landscaping and ancillary works. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the surrounding area,
- Whether the proposal represents a sustainable form of development.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/01931/OUT           | Former Tyes Gardening Supplies, Church Hill, Ramsey, CO12 5EX | Demolition of industrial and commercial buildings and construction of 6 dwellings comprising of 4 bungalows and 2 houses.. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal represents a sustainable form of development.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 15/00551/FUL           | Gainsboro Lodge, 169<br>Connaught Avenue,<br>Frinton On Sea,<br>CO13 9AH | Demolition of existing garage<br>and erection of detached three<br>bedroom dwelling adjacent 169<br>Connaught Avenue. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal would preserve or enhance the character and appearance of the Frinton Conservation Area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                       | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01410/OUT           | Land to The West of<br>Wolves Hall Lane,<br>Tendring | Outline planning application with<br>all matter reserved for the<br>residential development of 0.2<br>ha of land to create 2 detached<br>dwellings with associated<br>garaging and parking. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the appeal proposal would constitute a sustainable form of development which would help to meet the need for new housing in the district.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 14/01435/OUT           | Land North of<br>Parsonage Lane,<br>Tendring, CO16 0DE | Outline planning application with<br>all matters reserved for the<br>residential development of 0.49<br>ha of land to create 5 detached<br>dwellings with associated<br>garaging and parking. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the appeal proposal would constitute a sustainable form of development which would help to meet the need for new housing in the district.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00523/FUL           | St Olaves<br>Grove Road<br>Little Clacton, CO16<br>9NG | Demolition of existing garage workshop and erection of three 4 bedroom chalet style bungalows. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The character and appearance of the area;
- The living conditions of neighbouring occupiers with particular regard to noise and disturbance.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00047/OUT           | 154 Thorpe Road,<br>Kirby Cross, Frinton On<br>Sea, CO13 0NQ | Demolition of existing bungalow use of land for the erection of 9 no. single storey dwellings and garages, modification, alterations and improvements to existing access and structural landscaping. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether having particular regard to the effect on the character and appearance of the area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 14/01883/OUT           | Land to The rear of 155<br>Harwich Road, Little<br>Clacton, Clacton On<br>Sea, CO16 9NL | For the residential development of 0.14 ha of land to create two detached dwellings with associated garaging and parking. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                   | <u>Proposal</u>                | <u>Decision</u> |
|------------------------|--|--------------------------------|-----------------|
| 15/01063/FUL           | 2 Khartoum Villas, The Street, Ardleigh, CO7 7LD | Formation of vehicular access. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the Ardleigh Conservation Area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                   | <u>Proposal</u>                              | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00818/FUL           | 105 Marine Parade East, Clacton On Sea, CO15 6JS | Two storey and single storey side extension. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00544/OUT           | Land adjacent Fat Goose PH, Heath Road, Tendring, CO16 0BX | 3 detached dwellings with associated garaging and parking. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal constitutes sustainable development.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00704/FUL           | The Brewers Arms, 1 Victoria Place, Brightlingsea CO7 0BX | Build a wall separating the car park from the footpath along the highway for safety and business reasons. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the wall preserves or enhances the character and appearance of Brightlingsea Conservation Area, including preserving the setting of the adjacent listed building.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>   | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00574/FUL           | Ashridge, Church Hill,<br>Ramsey, Harwich,<br>CO12 5EX | Proposed 1 x 4 bedroom dwelling within the side garden area of Ashridge, Church Hill, Ramsey | Allowed         |

**Decision** Committee **Recommendation** Refusal

The Inspector considered that the main issues were:-

- Whether the site is an appropriate location for the proposed dwelling, having regard to development plan policy, the national Planning Policy Framework and other relevant material planning considerations.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                              | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 14/01371/OUT           | Land North of Tokely Road, Frating, CO7 7GA | Outline application with all matters reserved (except for principal means of access) for a residential development comprising up to 49 dwellings (including up to 40% affordable housing), open space and vehicular access from Tokely Road. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal would represent sustainable development, in the context of national and local planning policy.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                 | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00998/FUL           | 34 Saxmundham Way,<br>Clacton on Sea, CO16 7PD | To erect a boundary wall to support railings between piers with gates to match at entry points and to erect a wall to match existing to side and rear of property. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The character and appearance of the area; and
- Highway safety and convenience.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                              | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00675/OUT           | Land off Clacton Road,<br>Elmstead, CO7 7DB | Residential development of up to 32 dwellings (incorporating 25% affordable housing) with associated open space and infrastructure. | Allowed         |

**Decision** Committee **Recommendation** Approval

The Inspector considered that the main issues were:-

- The effect of the proposed development on the character and appearance of the Clacton Road area of Elmstead Market, with particular regard to plot size.
- Whether the proposal represents a disproportionate increase in the housing stock for Elmstead Market.
- Whether the proposal should be regarded as sustainable development.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                      | <u>Proposal</u>                  | <u>Decision</u> |
|------------------------|---|----------------------------------|-----------------|
| 15/00626/FUL           | Land rear of 32 Albert Road, Brightlingsea, CO7 0NB | Erection of two bedroom bungalow | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The character and appearance of the area
- The living conditions of the occupants of 26 and 28 Oysters Reach with particular regard to outlook.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 15/00928/OUT           | Land to East of Halstead Road, Kirby Le Soken, CO13 0DY | Outline application with all matters reserved for residential development of up to 75 dwellings. | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.
- Whether the proposal makes adequate provision for affordable housing and infrastructure; and,
- Whether the proposal constitutes sustainable development.

The Inspector Dismissed the appeal.

| <u>Application No.</u> | <u>Address</u>                                       | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 15/00929/FUL           | Land West of Halstead Road, Kirby le Soken, CO13 0LR | Change of use of farmland to community sports pitches. | Allowed         |
| <b>Decision</b>        | Non Determination Appeal                             |  |                 |

The Inspector considered that the main issues were:-

- The effect of the proposal on the character and appearance of the area.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                    | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00651/FUL           | The Orchard, Grove Road, Little Clacton, CO16 9NG | Variation of condition 03 of Planning Permission 11/00535/FUL (Allowed under appeal APP/P1560/A/11/2159056/NWF) retention of existing dwelling. | Allowed         |

**Decision** Delegated

The Inspector considered that the main issues were:-

- Planning permission was granted on 16 November 2011 and is subject to 6 conditions. Condition No 3 is in dispute. The approved application was for a replacement dwelling which was provided for by policy. Due to the site being in the countryside the condition was imposed to ensure that the existing dwelling was removed. Without it the Council consider that the result would be a new dwelling being allowed in the countryside contrary to its policies.
- Accordingly the main issue is whether the disputed condition is necessary and reasonable, having regard to the site location and the provision of off street parking.

The Inspector Allowed the appeal.

| <u>Application No.</u> | <u>Address</u>                                | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/00494/FUL           | Site to South of Walton Road, Kirby Le Soken, | Demolition of existing derelict barns and erection of 8 single storey, 2 bedroom, dwellings with associated | Allowed         |

CO13 0DB

access, garages, parking,  
landscaping and ancillary works.

**Decision** Delegated

The Inspector considered that the main issues were:-

- The main issues are the effects of the proposed development on the character and appearance of the area and on the safe and efficient operation of the highway network.

The Inspector Allowed the appeal.

#### Background Papers

Planning Inspectorate Notification Letters.

### **PLANNING APPEAL DECISIONS – WITHDRAWN**

| <b><u>Application No.</u></b>     | <b><u>Address</u></b>                                       | <b><u>Proposal</u></b>  | <b><u>Decision</u></b> |
|-----------------------------------|---|---|------------------------|
| 11/00334/FUL<br>(14/00040/NONDET) | The Priory Estate<br>St Osyth<br>Clacton On Sea<br>CO16 8NY | Construction of a visitor centre/function room suite; part change of use and alteration to Darcy House for use as a function room; internal and external alterations and all ancillary works. | Withdrawn              |

| <b><u>Application No.</u></b>     | <b><u>Address</u></b>                        | <b><u>Proposal</u></b>                               | <b><u>Decision</u></b> |
|-----------------------------------|--|--|------------------------|
| 14/00674/FUL<br>(15/00046/REFUSE) | Martins Grove,<br>Frowick Lane, St<br>Osyth, | Temporary mobile home for an essential rural worker. | Withdrawn              |

#### Background Papers

Planning Inspectorate Withdrawal Notification Letters.

### **ENFORCEMENT APPEAL DECISIONS**

Notification has been received from the Planning Inspectorate that the following appeals have been decided. If you wish to see the decision in full then please contact Leanne Nicholas by email [appeal.planningservices@tendringdc.gov.uk](mailto:appeal.planningservices@tendringdc.gov.uk) or by phone 01255 686157.

| <b><u>Incident Number</u></b> | <b><u>Address</u></b>  | <b><u>Alleged Unauthorised Development</u></b>       | <b><u>Decision</u></b> |
|-------------------------------|--|--|------------------------|
| 13/00404/PRE3                 | Crabtree Farm<br>Colchester Road<br>Great Bentley<br>CO7 8RT | Removal of fireplace without listed building consent | Dismissed              |

The Inspector Dismissed the appeal, the Listed Building Enforcement Notice is upheld and Listed Building consent is refused.



| <u>Incident Number</u> | <u>Address</u>   | <u>Alleged Unauthorised Development</u>              | <u>Decision</u> |
|------------------------|--|--|-----------------|
| 13/00225/PRE3          | Land to West of Earls Hall Drive<br>Clacton On Sea<br>CO16 8BP | Change of use to lorry park.<br>(Building Operation) | Dismissed       |

The Inspector Dismissed the appeal, the Enforcement Notice is upheld and Planning permission is refused.

| <u>Incident Number</u> | <u>Address</u>   | <u>Alleged Unauthorised Development</u>         | <u>Decision</u> |
|------------------------|--|---|-----------------|
| 13/00225/PRE3          | Land to West of Earls Hall Drive<br>Clacton On Sea<br>CO16 8BP | Change of use to lorry park.<br>(Change of Use) | Dismissed       |

The Inspector Dismissed the appeal, the Enforcement Notice is upheld with a substitution of words from Part 3 of the notice and Planning permission is refused.

| <u>Incident Number</u> | <u>Address</u>  | <u>Alleged Unauthorised Development</u>                    | <u>Decision</u> |
|------------------------|---|--|-----------------|
| 13/00346/BLDOP3        | Land Site of Former Tudor Lodge<br>Clacton Road<br>Weeley | Building not in accordance with plans and extra structures | Dismissed       |

The Inspector Dismissed the appeal, the Enforcement Notice is upheld.

#### Background Papers

Planning Inspectorate Notification Letters.

#### TREE APPEAL DECISIONS

Notification has been received from the Planning Inspectorate that the following appeals have been decided. If you wish to see the decision in full then please contact Leanne Nicholas by email [appeals.planningservices@tendingdc.gov.uk](mailto:appeals.planningservices@tendingdc.gov.uk) or by phone 01255 686157.

| <u>Application No.</u> | <u>Address</u>                            | <u>Proposal</u>  | <u>Decision</u> |
|------------------------|---|------------------|-----------------|
| 14/01538/TPO           | 6 Musgrave Close,<br>Dovercourt, CO12 3UJ | 1 No. Oak - fell | Refused         |
| <b>Decision</b>        | Delegated                                 |                  |                 |

The Inspector considered that the main issues were:-

- The impact of felling the tree on the character and appearance of the surrounding area.
- Whether the reasons for felling the tree are sufficient to justify that course of action.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>                             | <u>Proposal</u> | <u>Decision</u> |
|------------------------|--|-----------------|-----------------|
| 15/00610/TPO           | 28A Gerard Road Clacton<br>On Sea CO16 8FP | 1 No. Oak fell  | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The impact of the proposed removal of the Holm oak on the character and appearance of the area.
- Whether the reasons put forward are sufficient to justify the proposed removal of the tree.

The Inspector Dismissed the Appeal.

| <u>Application No.</u> | <u>Address</u>  | <u>Proposal</u>   | <u>Decision</u> |
|------------------------|---|---|-----------------|
| 15/01512/TPO           | 5 Rosewood Park,<br>Mistley, Manningtree,<br>CO11 1UA | 1 No. Oak - cut back<br>overhanging branches to<br>boundary line with 8<br>Barley Close | Dismissed       |

**Decision** Delegated

The Inspector considered that the main issues were:-

- The impact of the proposed pruning on the appearance of the oak tree and its contribution to the character and amenity of this section of this section of the Manningtree and Mistley Conservation Area.
- Whether the reasons put forward are sufficient to justify the extent of pruning applied for.

The Inspector Dismissed the Appeal.

### Background Papers

Planning Inspectorate Notification Letters.