



Appeals Report

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

Planning

No. of Appeals Received 83

No. of Appeal Decisions Received: 72

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%

Planning Committee Decisions

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

Overtured Planning Decisions

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

Costs Awarded

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



Appeals Report

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

Enforcement

No. of Appeals Received 0

No. of Appeal Decisions Received: 4

Enforcement Appeal Decisions

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

Tree Preservation Orders

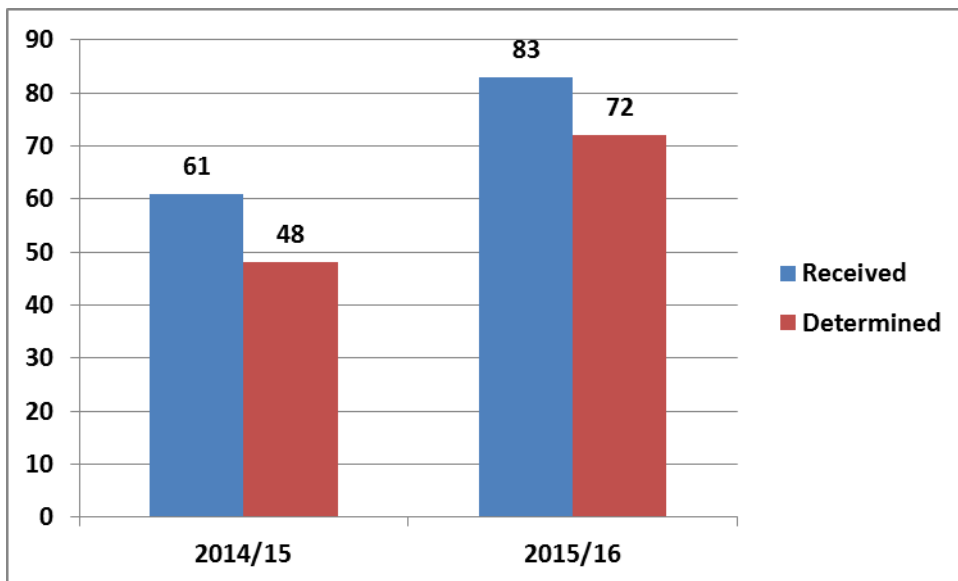
No. of Appeals Received 2

No. of Appeal Decisions Received: 3

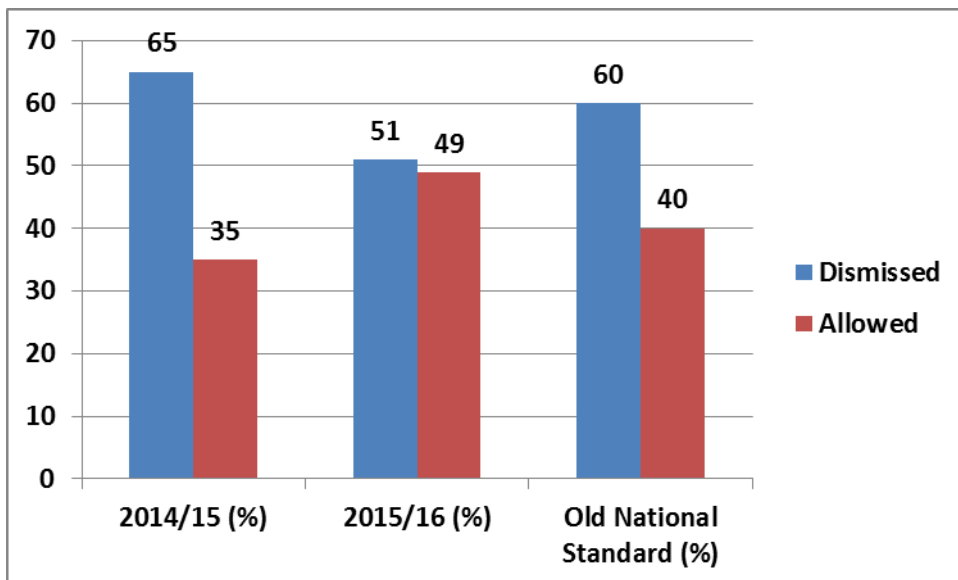
TPO Appeal Decisions

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

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

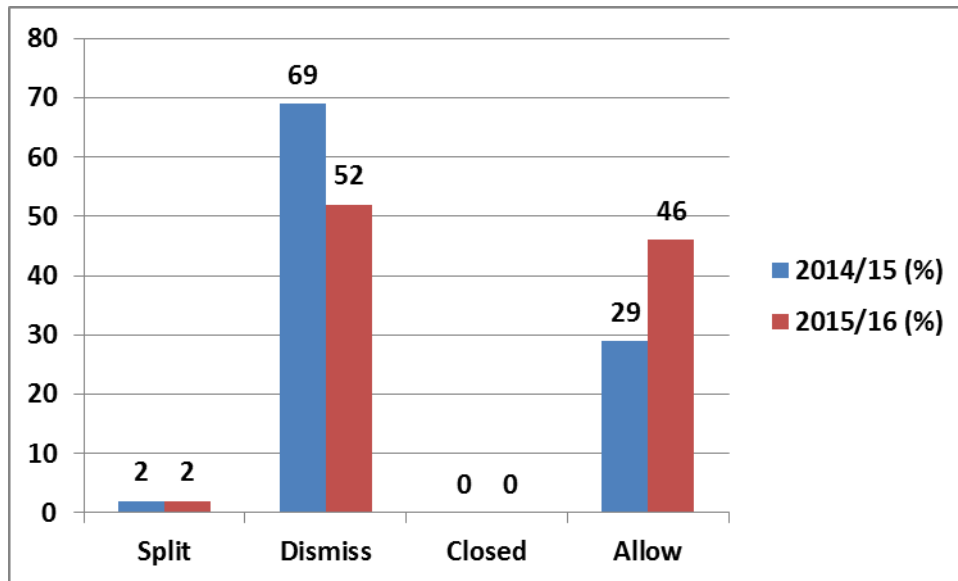
Highlands Chalet Park, Thorpe Road, Clacton On Sea, Essex, CO15 4NT

Erection of 4 bungalows.

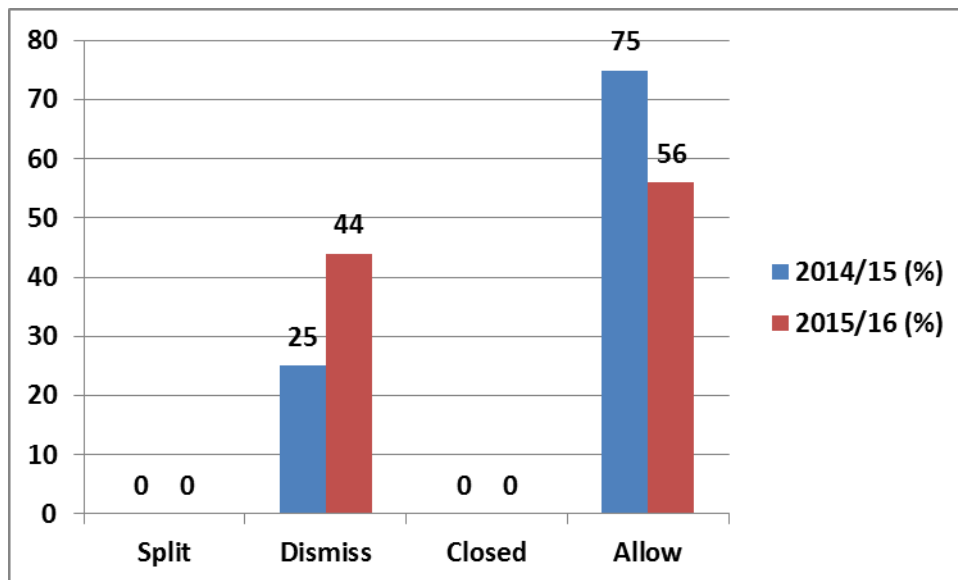
Costs not applied for to date.

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

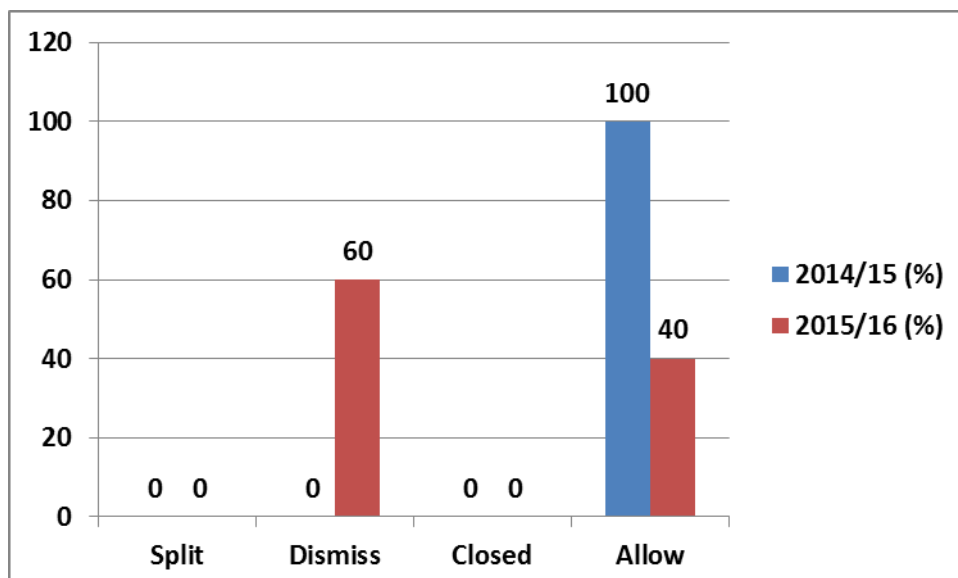
Delegated Decisions – Appeal Outcomes



Committee Decisions – Appeal Outcomes



Decisions Overturned at Planning Committee – Appeal Outcomes



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

PLANNING COMMITTEE

18TH MAY 2016

YEARLY REPORT (APRIL 2015 – 31ST 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. - 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 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. - 24 Frinton Road, Kirby Cross, 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 (revision to approved application 14/01688/FUL). - 2 Ashtead Close, 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 floor and new front boundary wall. - Ruster Lodge, First Avenue, Frinton On Sea, CO13 9HA	Mr and Mrs Martin 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 roof of existing building. - Harlech House, Carnarvon Road, Clacton On 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 accommodation units on present paddock land as extension to existing self-catering holiday accommodation. - Lee Wick Farm, Lee Wick Lane, St Osyth, CO16 8ES	Mr Robert Clarke - Roy Clarke Potatoes 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 adjacent 1, Church Farm Cottages, Church Road, Little Bentley, CO7 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 served by new vehicular and pedestrian access. - Blue Barn Farm 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 residential dwelling. - Camberley Lodge, 99 Fronks Road, Dovercourt, 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 - 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 or by phone 01255 686157.

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

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

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00576/FUL	Highlands Chalet Park Thorpe Road Clacton On Sea CO15 4NT	Erection of 4 bungalows.	Dismissed
Decision	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 Back Lane East Great Bromley 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 The Heath Mistley 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 Barn St Marys Road Great Bentley 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 Clacton On Sea 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, Cherry Tree Avenue, Clacton On Sea, CO15 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 Holland, Frinton on Sea, CO13 0JT	Proposed 3 no. residential dwellings (following the demolition of 2 dwellings) with garaging, parking and 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 110 Harwich Road, Little Clacton, Clacton On Sea, CO16 9NJ	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.	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, High Birch Road, Weeley, Clacton On 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 Clear Bay, St Osyth, Clacton On Sea, CO16 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 Harwich 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 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 10 Station Road, Clacton On Sea, CO15 1TA	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	Part Allowed 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, Clacton On Sea, 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, Kirby Road, 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, Spinnels Lane, Wix 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 Cross, Frinton On Sea, 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, Frinton On Sea, CO13 9ER	Demolition of existing house and erection of two new houses with a new vehicular access following closure of existing vehicular 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 Road Great Holland Frinton on Sea CO13 0JP	Proposed residential development of 0.4 ha of land with associated garaging and 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 Kirby Cross, CO13 0PD	Erection of single dwelling and 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, Lee Wick Lane, St Osyth, CO16 8ES	Siting of 2no. 'cargo pods' tourist accommodation units on present paddock land as extension to existing self catering holiday accommodation.	Dismissed
Decision	Committee	Recommendation	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, Clacton Road, Elmstead, CO7 7DF	Erection of three detached dwellings served by new vehicular and pedestrian access.	Allowed
Decision	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 Church Farm Cottages, Church Road, Little Bentley, CO7 8SE	Proposed detached dwelling.	Dismissed
Decision	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, Carnarvon Road, 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, Frinton On Sea, CO13 9PQ	Proposed front & rear 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, Bradfield, Manningtree, 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, 99 Fronks Road, Dovercourt, Harwich, CO12 4EQ	Change of use from business 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, Walton On The Naze, CO14 8LF	Erection of five residential dwellings.	Dismissed
Decision	Committee	Recommendation	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 Stables, Harwich Road, Little Clacton, CO16 9NL	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>
15/00605/FUL	33 Columbine Gardens, Walton On The Naze, CO14 8NL	Erection of two bedroom bungalow with associated car 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 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 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 Cross, CO13 0LE CO13 9HH	Retail shop to Hot Food Take 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 Clacton, Clacton On Sea, CO16 9LN	New 3 bedroom detached dwelling on land adjacent to 6 Galloway Drive Little Clacton 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 Bar, High Street, Thorpe le Soken, CO6 0EA	Erection of a one bed gate lodge 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.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
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.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
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.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
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 Stones Green Road Great Oakley 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 Connaught Avenue, Frinton On Sea, CO13 9AH	Demolition of existing garage and erection of detached three bedroom dwelling adjacent 169 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 Wolves Hall Lane, Tendring	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.	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 Parsonage Lane, Tendring, CO16 0DE	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.	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 Grove Road Little Clacton, CO16 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, Kirby Cross, Frinton On 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 Harwich Road, Little Clacton, Clacton On 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, Ramsey, Harwich, 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, 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, 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
Decision	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

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
11/00334/FUL (14/00040/NONDET)	The Priory Estate St Osyth Clacton On Sea 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

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00674/FUL (15/00046/REFUSE)	Martins Grove, Frowick Lane, St 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 or by phone 01255 686157.

<u>Incident Number</u>	<u>Address</u>	<u>Alleged Unauthorised Development</u>	<u>Decision</u>
13/00404/PRE3	Crabtree Farm Colchester Road Great Bentley 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 Clacton On Sea CO16 8BP	Change of use to lorry park. (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 Clacton On Sea CO16 8BP	Change of use to lorry park. (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 Clacton Road 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 or by phone 01255 686157.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/01538/TPO	6 Musgrave Close, Dovercourt, CO12 3UJ	1 No. Oak - fell	Refused
Decision	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 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, Mistley, Manningtree, CO11 1UA	1 No. Oak - cut back overhanging branches to boundary line with 8 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.