

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	AL	05/10/2023
Planning Manager / Team Leader authorisation:	JJ	10/11/2023
Planning Technician final checks and despatch:	JJ	10/11/2023

Application: 23/00622/VOC **Town / Parish:** Great Bentley Parish Council

Applicant: Sam Caslin - Taylor Wimpey London

Address: Land to The South of Weeley Road Great Bentley

Development: Application under Section 73 of the Town and Country Planning Act, for the variation of Condition 17 (Landscape Scheme) of 21/00978/FUL to allow for the removal of the landscaping buffer alongside Plots 119 and 136 (alternative planting to be provided within the red line area of the residential portion of the site).

1. Town / Parish Council

Great Bentley Parish Council No comments received.

2. Consultation Responses

Tree & Landscape Officer
15.06.2023 This removal of condition application is only considered acceptable as the current condition is undeliverable and because an alternative arrangement has been made to secure a satisfactory soft landscaping scheme.

Officers have worked closely with the applicant to maximise the planting opportunities for screening purposes alongside plots 119 and 136 and within the red line area of the residential portion of the site.

The application is acceptable on the basis that an acceptable alternative landscaping buffer for the section of the boundary described above, is to be secured via application 22/01768/VOC. The proposed planting is shown on the plans submitted with this application.

For the reasons set out above the removal of this condition will not result in a degradation of the existing landscape character or have a harmful impact on the local environs or the wider landscape character.

3. Planning History

Full planning history available via Public Access.

Relevant site-specific planning history:

21/00978/FUL	Proposed engineering operations required in support of application for Reserved Matters submitted on adjacent land (136 dwellings) including attenuation basin, public footpath, access visibility and construction access.	Approved	08.09.2022
22/01562/DISCON	Discharge of conditions 5 and 11 (CMP), condition 12 (Engineering layouts and highway construction details), condition 14 (Biodiversity Report), condition 20 (WSI report and Evaluation Report) of application 21/00978/FUL.	Approved	21.02.2023
22/01767/DISCON	Discharge of condition 7 (30mph and Traffic Reg Order) of application 21/00978/FUL.	Approved	06.12.2022
22/01858/DISCON	Discharge of condition 4 (Contamination) of application 21/00978/FUL.	Approved	06.12.2022
22/01860/DISCON	Discharge of condition 3 (Maintenance Plan) of application 21/00978/FUL.	Approved	20.01.2023
22/01954/DISCON	Discharge of condition 15 (Biodiversity Enhancement Layout) of application 21/00978/FUL.	Approved	16.01.2023
22/02054/DISCON	Discharge of condition 16 (Landscape and Ecological Management Plan) of application 21/00978/FUL.	Approved	20.01.2023
23/00101/DISCON	Discharge of condition 21 (fencing/boundary treatment) of application 21/00978/FUL.	Approved	14.02.2023
23/00647/DISCON	Discharge of condition 10 (Renewable energy) of application 21/00977/DETAIL.	Approved	28.06.2023
23/00756/DISCON	Discharge of condition 19 (Details of the connection of the footpath to Weeley Road) of application 21/00978/FUL.	Approved	18.07.2023

Entire site (residential and SuDS sites combined)

22/01818/FUL	Full planning permission for the erection of 154 dwellings, informal recreation space, a local area of play and associated development (revised and new information received dated 21 March 2023 showing new and addition landscaping/layout clarifications) - re-consultation).	Current
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4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2023 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development
SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3 Spatial Strategy for North Essex
SP4 Meeting Housing Needs
SP6 Infrastructure and Connectivity
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1 Managing Growth
SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
HP1 Improving Health and Wellbeing
HP5 Open Space, Sports & Recreation Facilities
LP1 Housing Supply
LP2 Housing Choice
LP3 Housing Density and Standards
LP4 Housing Layout
LP5 Affordable and Council Housing
PPL1 Development and Flood Risk
PPL3 The Rural Landscape
PPL4 Biodiversity and Geodiversity
PPL5 Water Conservation, Drainage and Sewerage
PPL10 Renewable Energy Generation
CP1 Sustainable Transport and Accessibility
CP2 Improving the Transport Network

Supplementary Planning Guidance

Essex Design Guide

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD 2020 (RAMS)

Tendring Provision of Recreational Open Space for New Development SPD 2008 (under review)

Essex Design Guide

5. Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any neighbourhood plans that have been brought into force.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

Neighbourhood Plans

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

At the time of writing, there are no draft or adopted neighbourhood plans relevant to this site.

6. Officer Appraisal (including Site Description and Proposal)

Site Description

This application relates to the site situated south of Weeley Road and to the north of the railway line in Great Bentley. The main portion of the site previously formed agricultural land and the approved development of 136 dwellings is now underway. The site lies on the eastern edge of the village of Great Bentley. To the west of the site are residential properties of Pine Close and Birch Avenue, and to the north are residential properties in Weeley Road.

This application specifically relates to the eastern portion of the overall site, subject of the approval for engineering operations only, to support the residential development, including attenuation basin, public footpath, access visibility and construction access (approved under planning application reference 21/00978/FUL). Application 21/00978/FUL for the purposes of the legal agreement and planning obligations is described as the "Drainage Application".

Description of Proposal

Condition 17 of 21/00978/FUL requires:

- 17 *Notwithstanding the details on the approved plan 21.5138.09 Suds area, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping works for the entire site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction. Particular attention shall be given to the western boundary adjacent to proposed plots 136 and 119 of application 21/00977/DETAIL. A minimum of 10 landscape buffer (in width from the boundary) shall be presented to soften the site adjacent to the close board fencing associated with these proposed dwellings and related garden areas.*

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

This application seeks to vary the requirements of Condition 17, seeking removal of the landscaping buffer alongside Plots 119 and 136.

Originally, the application was made to remove the condition, however the other requirements of the condition (soft landscaping works for the entire site) remain, and the application has been amended to a 'variation' of condition, rather than a 'removal' of condition.

Assessment

As application seeks a variation to the previous approval and construction is well underway, there is no need to fully re-assess all aspects of the development and material considerations. In this instance, it is only necessary to consider the amendments sought and any resultant impacts.

Condition 17 of 21/00978/FUL requires, among other things, that the landscaping scheme incorporates a minimum 10 metre landscape buffer (in width from the boundary) along the western boundary adjacent to proposed plots 136 and 119 of application 21/00977/DETAIL. This could not be achieved due to land ownership issues.

Included within application 22/01768/VOC to amend the approved plans attached to 21/00977/DETAIL, a revised landscaping scheme has been approved. The amendment to the soft landscaping scheme provides new planting on the eastern boundary within the residential portion of the overall site. Satisfactory boundary planting (as required by Condition 17 of 21/00978/FUL) is now to be provided within the curtilage of Plot 119 and 136, in lieu of the 'buffer planting' on the adjacent land. The planting will result in the creation of a densely planted hedgerow comprising of indigenous species which, when established, will provide an adequate level of screening for the adjacent element of the development when viewed from the Weeley Road.

The proposed landscaping will provide an adequate level of screening as well as softening and enhancing the appearance of the development. This is a satisfactory compromise that will provide a functional visual barrier on the edge of the developed land. The variation of Condition 17 of 21/00978/FUL to remove the requirement of the 10-metre buffer in this section of the western boundary is therefore considered acceptable.

Planning Obligations – S106 Legal Agreement

The “Drainage Application” reference 21/00978/FUL was subject to a S106 Legal Agreement securing the delivery of the drainage feature and connecting footpath across the site to support the residential development on the adjacent land (prior to the occupation of any dwelling).

Section 10 of the relevant legal agreement allows for Section 73 Permissions (extract below). This variation of condition application does not therefore, trigger the requirement for a Deed of Variation.

10. SECTION 73 PERMISSIONS

10.1 In the event that the Council shall at any time after the date of this Deed grant a planning permission pursuant to an application under Section 73 of the 1990 Act (or any re-enactment or replacement therefore) in respect of the conditions in the Residential Permission or the Drainage Permission then:

- (a) the obligations in this Deed shall relate to and bind any subsequent planning permission in respect of the Residential Site and the Drainage Site granted pursuant to Section 73 of the 1990 Act and the respective site itself; and
- (b) the definitions of Drainage Application, Drainage Development, Drainage Permission, Residential Development and Residential Permission in this Deed shall be construed to include reference to any application under Section 73 of the 1990 Act, the planning permission granted thereunder and the development permitted by such subsequent planning permission;
- (c) the Drainage Feature Plan and Connecting Footpath Plan shall be deemed to include reference to any alternative plan(s) approved pursuant to such subsequent applications and planning permissions granted under Section 73 of the 1990 Act; and
- (d) this Deed shall be endorsed with the following words in respect of any future Section 73 application:

"The obligations in this Deed relate to and bind the Residential Site and the Drainage Site in respect of which a new planning permission referenced has been granted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)"

and this Deed shall henceforth take effect and be read and construed accordingly PROVIDED THAT nothing in this clause shall fetter the discretion of the Council in determining any application under Section 73 of the 1990 Act or the appropriate nature and/or quantum of Section 106 obligations in so far as they are different to those contained in this Deed and required pursuant to a determination under Section 73 of the 1990 Act whether by way of a new deed or supplemental deed pursuant to Section 106 or Section 106A of the 1990 Act.

Conclusion and Recommendation

On the basis that alternative boundary planting has been secured under planning approval 22/01768/VOC, officers are satisfied that revision to the wording of Condition 17 of 21/00978/FUL will not result in any material harm.

The application is therefore recommended for approval subject to the same conditions as previously imposed, accounting for the revisions within this current application, any related discharge of conditions (including any revisions and DISCONs for the adjacent development approved under 21/00977/DETAIL) and the commencement of the development (no need for a time limit condition).

7. Recommendation

Approval - Full

8. Conditions

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

- 48737/c/005 b Amended construction access
- 48737/c/004 c Amended drainage layout - east
- 20.1464.40b Amended proposed site layout (infrastructure)
- 20.1462.31 Site plan (infrastructure)
- Preliminary Ecological Appraisal (EECOS, June 2021)
- Bat Surveys (EECOS, September 2021)
- Reptile Survey (EECOS, September 2021)
- Biodiversity Net Gain Assessment (EECOS, December 2021)

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

2 The surface water drainage system Maintenance Plan approved under discharge of condition application 22/01860/DISCON shall be implemented in accordance with the approved details and programme for delivery and thereafter retained, unless otherwise agreed in writing by the local planning authority.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment.

3 The site shall be remediated in accordance with the measures and timescale approved under discharge of condition application 22/01858/DISCON. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the LPA. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the LPA within 21 days of the report being completed and shall be approved in writing by the LPA.

Reason - To protect future residents against any potential contaminants present on the site.

4 The development shall be carried out in accordance with the Construction Management Plan approved under discharge of condition application 22/01562/DISCON, unless otherwise agreed in writing by the local planning authority.

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

- 5 The temporary construction access, as shown in principle on drawing 48737/c/005 b Amended construction access, shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway shall not be less than 7.3 metres retained at that width for 22 metres within the site and shall be provided with an appropriate kerb radius of no less than 15 metres. Upon completion of the development / numbered occupancy, the temporary construction vehicular access shall be suitably and permanently closed incorporating the reinstatement to full height of the highway verge / footway / cycleway / kerbing. Full details to be agreed in writing with the Local Planning Authority.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety.

- 6 The temporary Traffic Regulation Order and Traffic Management signage either side of the temporary construction access shall accord with the details approved under discharge of condition application 22/01767/DISCON.

Reason - To ensure to ensure that vehicles can enter and leave the highway in a controlled manner and the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety.

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

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 8 The temporary road junction / access at its centre line shall be provided with a minimum clear to ground visibility splay with dimensions of 2.4 metres by 97 metres to the south-east and 2.4 metres by 90 metres to the north-west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

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

- 9 No unbound material shall be used in the surface treatment of the vehicular access within 10 metres of the highway boundary.

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

- 10 The development shall be carried out in accordance with the demolition and construction method statement approved under discharge of condition application 22/01562/DISCON, unless otherwise agreed in writing by the local planning authority.

Reason - Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

- 11 The development shall be carried out in accordance with the details of the footways (including layout, levels, gradients, surfacing, traffic calming and means of surface water drainage) approved under discharge of condition application 22/01562/DISCON, unless otherwise agreed in writing by the local planning authority.

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

- 12 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (EECOS, June 2021), Bat Surveys (EECOS, September 2021) and Reptile Survey (EECOS, September 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason - To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

- 13 The proposed BNG enhancement measures shall be implemented in accordance with the details approved under discharge of condition application 22/01395/DISCON shall be retained in that manner thereafter.

Reason - In order to demonstrate measurable net gains and allow the LPA to discharge its duties under the NPPF (2021) as updated by the Environment Act 2021.

- 14 Prior to occupation, the Biodiversity Enhancement Layout measures shall be implemented in accordance with the details approved under discharge of condition application 22/01954/DISCON and all features shall be retained in that manner thereafter.

Reason - To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

- 15 The development shall be carried out in accordance with the Landscape and Ecological Management Plan (LEMP) approved under discharge of condition application 22/02054/DISCON, unless otherwise agreed in writing by the local planning authority.

Reason - To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

- 16 Within 2 months of the date of this decision, a scheme of soft landscaping works for the entire site shall be submitted to and approved in writing by the local planning authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in

relation to design, demolition and construction. The scheme shall also provide details of the hard and soft landscaping for the footpath connection across the centre of the site.

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

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

Reason - In order to ensure a satisfactory development in terms of landscape appearance, character and functionality and ensure the earliest and practicable implementation of new planting required to mitigate the impact of the development.

- 18 The connection of the footpath to Weeley Road, culvert over the existing drainage ditch adjacent to Weeley Road and surface material used for the path across the site shall be carried out in accordance with the details approved under discharge of condition application 23/00756/DISCON. The approved details shall be implemented in full, retained and maintained for perpetuity by the Management Company responsible for the site. These works shall be fully completed and operational prior to the occupation of any residential dwelling associated with the residential development to the west of the site subject of the original application 17/01881/OUT or any related Section 73 application following the original planning approval.

Reason - In the interests of Highway Safety and in the interests of adequate drainage provision.

- 19 The development shall be carried out in accordance with the archaeological investigations, findings and reports approved under discharge of condition application 23/00101/DISCON.

Reason - In the interests of preserving, any possible historic artefacts found on the host site.

- 20 The fencing/boundary treatment approved under discharge of condition application 23/00101/DISCON shall be erected prior to the development hereby approved becoming operational and thereafter be retained in the approved form.

Reason - In the interests of safety and residential amenity.

9. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Legal Agreement Informative

This application is the subject of a S106 Legal Agreement. This decision should only be read in conjunction with the relevant agreement and any subsequent related Deed of Variations.

Highways Informatives

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Development Management Team
Ardleigh Depot,
Harwich Road,
Ardleigh,
Colchester, CO7 7LT

2: Under Section 23 of the Land Drainage Act 1991, prior written consent from the Environment Agency is required to build any culvert (pipe) or structure (such as a dam or weir) to control or alter the flow of water within an ordinary watercourse. Ordinary watercourses include ditches, drains and any other networks of water which are not classed as Main River. If you believe you need to apply for consent, please contact the Environment Agency as soon as possible to discuss your plans. Planning permission does not negate the requirement for consent, and full details of the work you propose will be required at least two months before you intend to start. Once preliminary details have been agreed, you will be asked you to fill in an application form, which must be returned with the appropriate fee.

Please call the Environment Agency on 08708 506 506 and ask for the Essex Development and Flood Risk Team to discuss this requirement further.

3: The proposed connecting footpath from the development to public footpath no. 11 (Great Bentley_165) should be permissive though and should not form part of the Public Rights of Way (PROW) network as it does not add anything to the PROW network and will only serve the new development. Therefore, this footpath will need to be clearly marked as permissive. Public footpath no.11 is of limited use as to the north it ends at the A133 as there are no other PROW directly connecting to this public footpath.

4: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

5: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Drainage Informative

We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below. <https://www.essex.gov.uk/protecting-environment>

Network Rail Informatives

Please refer to the comments received from Network Rail (attached to this decision notice) which contains a number to concerns / advisories from the Asset Protection (ASPRO) team, aiming to ensure high standards of Network Rail's operation. These should be read and adhered to in full.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO