

**PLANNING COMMITTEE**

**28<sup>TH</sup> APRIL 2014**

**YEARLY REPORT (APRIL 2014 – 31<sup>ST</sup> MARCH 2015)**

**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.

<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00017/REFUSE	13/00727/FUL	Change of use of land to include 1 no. pitch for a Romani Gypsy family and associated works including 1 no. dayroom, laying of new surfaces, new access and 1 no. septic tank. - Land to Be known As The Rose, The Street, Kirby Le Soken, CO13 0EE	Mr Keith Jeeves
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00018/REFUSE	13/01418/FUL	One bedroom bungalow. - 3 The Crescent, Clacton On Sea, CO15 4NH	Mr & Mrs S Donnelly
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00019/REFUSE	12/01039/FUL	Erection of three x 2 bed houses. - Land at 27 Hall Lane, Walton On The Naze, CO14 8QA	Lockhill Properties Ltd
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00020/FHOUSE	14/00049/FUL	Proposed dormers to front elevation. - 25 Feverills Road, Little Clacton, Clacton On Sea, CO16 9NA	Mr & Mrs Cooper
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00021/REFUSE	14/00031/FUL	Conservatory extension and door to covered area. - 12 Third Avenue Walton On The Naze Essex CO14 8JU	Ms C Higgins

<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00022/FHOUSE	14/00302/FUL	Erection of a cartlodge. - Rose Cottage, Daltes Lane St Osyth, Clacton On Sea, CO16 8RZ	Mr Watson
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00023/REFUSE	13/00285/FUL	Erection of 2 no. detached two bedroom dwellings with associated parking facilities. - Land to The rear of Florence Cottages, Back Waterside Lane, Brightlingsea, CO7 0EQ	Mr Macgregor
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00024/FHOUSE	13/01423/FUL	Proposed single and two storey extension (following demolition of existing single storey element). - 21 Portland Avenue, Dovercourt, Harwich, CO12 3QN	Miss Melanie Macmillan
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00025/NONDET	13/01462/FUL	Erection of one no. aspirational dwelling. - Land at Front of Cockaynes House, Cockaynes Lane, Alresford, CO7 8BZ	Mr Laurence Rutter
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00026/FHOUSE	14/00111/FUL	Proposed two storey extension to form lounge, bathroom and en-suite. - Lilac Cottage, Heath Road, Tendring, Clacton On Sea, CO16 0DA	Mr & Mrs Balfour
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00027/REFUSE	12/00975/OUT	Demolition of bungalow and erection of five houses and one flat. - 119 - 121 Garland Road, Parkeston, Harwich, CO12 4PA	Suffolk Property Development Ltd
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00028/REFUSE	12/00613/FUL	Continued use of the land for the stationing of a mobile snack bar and rest room. - Old Ipswich Road Showground, Old Ipswich Road, Ardleigh CO7 7QL	J H Blyth – Wick Farm

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00029/FHOUSE	14/00220/FUL	Proposed rear extension, front porch and dormer to the rear to provide additional living space. - 6 Chapel Croft, Ardleigh, CO7 7TQ	Mr & Mrs P Waddell

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00030/REFUSE	13/01128/FUL	Parking of a mobile Burger Van. - Jaywick Farm Shop, Jaywick Lane, Clacton On Sea, CO16 7BE	Mrs Penny Smith

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00031/NONDET	14/00107/FUL	Full planning permission for a cinema complex (including restaurants), superstore, petrol filling station, extension to Picker's Ditch walkway and associated parkland together with an extension to the existing Brook Country Park. - Clacton Gateway, Land South West of Roundabout at Brook Retail Park and North of Brook Country Park, Clacton On Sea, CO16 8YN	Kevin Britton

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00032/REFUSE	14/00037/OUT	Outline planning application with all matters reserved for the construction of one aspirational dwelling. -Land adjacent Cross Farm, Station Road, Thorrington, CO7 8JA	Mr Robert Long

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00033/REFUSE	14/00189/FUL	Erection of 1 No. detached two-storey dwelling with attached swimming pool complex and erection of detached triple garage with storage over & barbeque area. - Former Tudor Lodge, Clacton Road, Weeley Heath, Clacton On Sea, CO16 9EF	Mr D Thompson

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00034/REFUSE	14/00122/OUT	One aspirational dwelling house. - Land adjacent, 1 Heath Road, St Osyth, CO16 9BS	Mr E Greig

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00035/NONDET	11/00328/FUL	Erection of 23 dwellings; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).	Mr R.A, T.R, D.R, A.I Sargeant

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00036/NONDET	11/00329/FUL	Erection of 46 dwellings; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).	Mr R.A, T.R, D.R, A.I Sargeant

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00037/NONDET	11/00330/FUL	Erection of 33 dwellings; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).	Mr R.A, T.R, D.R, A.I Sargeant

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00038/NONDET	11/00331/FUL	Erection of 21 flats within a new "Maltings" style building; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).	Mr R.A, T.R, D.R, A.I Sargeant

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00039/NONDET	11/00332/FUL	Erection of 19 dwellings for use as residential and holiday accommodation (C3 use); restoration of park landscape; bunding; re-grading of 9 hectares of land; construction and alterations to access driveway; landscaping and all ancillary works.	Mr R.A, T.R, D.R, A.I Sargeant

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00040/NONDET	11/00334/FUL	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.	Mr R.A, T.R, D.R, A.I Sargeant

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00041/NONDET	11/00336/CON	Demolition of detached dwelling at 7 Mill Street.	Mr R.A, T.R, D.R, A.I Sargeant
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00043/REFUSE	14/00680/LBC	Alterations to fireplace and surround - Crabtree Farm, Colchester Road, Great Bentley, CO7 8RT	MacDonald & Son
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00044/REFUSE	13/01465/FUL	Construction of 4 houses following demolition of existing workshop - Tendring Horseboxes, Tendring Road, Thorpe Le Soken, CO16 0AA	Mr J Smith
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00045/REFUSE	13/01309/OUT	Residential development (houses and flats) with potential retail or office units at ground floor level. - 118 Oxford Road, Clacton On Sea, CO15 3TH	Colco Ltd
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00046/REFUSE	13/01310/OUT	Residential development (houses and flats) with potential retail or office units at ground floor level. - 112 Oxford Road, Clacton On Sea, CO15 3TH	FGH Ltd
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00049/NONDET	14/00431/FUL	Erection of 32 dwellings with associated outbuildings and landscaping, with a new access from Sturrick Lane. - Sturricks Farm, Sturrick Lane, Great Bentley, CO7 8PT	Mr Martin Jones & Mersea Homes
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00050/REFUSE	14/00484/FUL	77 Hungerdown Lane, Lawford Manningtree, CO11 2LX - Proposed hay store and storage Barn.	J & H Willis - Mr James Willis

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00051/FHOUS E	14/00561/FUL	Proposed two storey side extension with addition of new porch. - The Cottage, Badley Hall Road, Great Bromley, CO7 7UX	Mr Graham Orme
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/0052/REFUSE	14/00081/FUL	Erection of 2 no. detached dwellings served by private drive.- Mistley Marine, Anchor Lane, Mistley, CO11 1NG	Landfast Ltd
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/0053/REFUSE	14/00064/FUL	Proposal to erect stable block and construct a new barn. Retention of gravel surfacing. - Land South of Harwich Road, Great Bromley, CO7 7UH	Mr A Weston
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/0054/NONDET	14/00664/FUL	Erection of one dwelling house with associated garage and other works. - Lorry Park at Bonds Farm, Lodge Road, Little Clacton, CO16 9QE	R A Byford & Sons
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00055/REFUSE	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.	Mr Nathan Welch
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
14/00056/REFUSE	14/00775/FUL	Proposed stable block - Site adjacent Edward Road, Rice Bridge, Thorpe Le Soken, CO16 0HJ	Mr Adrian Fuller

<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00057/REFUSE	14/01023/LUPR OP	High Birch Farmhouse, High Birch Road, Weeley, 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.	Mr D Faulkner
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00058/REFUSE	14/00567/FUL	110 St Osyth Road West, Little Clacton, CO16 9NY - Completion of an outbuilding pursuant to planning permission 06/01957/FUL and use as a dwelling	Mr D Gowans
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00059/REFUSE	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.	Mr & Mrs G Bennett
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
15/00001/FHOUSE	14/00464/FUL	2 Wick Lane, Dovercourt, Harwich, CO12 3TA - Extension and re modelling of the existing house.	Mr & Mrs C Parks
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
15/00002/REFUSE	14/01323/ COUNOT	St Marys Hall Farm, St Marys Road, Great Bentley - Proposed minor demolition and the internal conversion of the remainder of the building to form a 4 bedroom dwelling.	Mr Anthony Irwin
<b><u>Appeal No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
15/00003/REFUSE	14/00576/FUL	Highlands Chalet Park, Thorpe Road Clacton On Sea, CO15 4NT - Erection of 4 bungalows.	R.Burfoot Construction Ltd

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00005/FHOUSE	14/01247/FUL	Sea Glimpse, Lee Wick Lane, St Osyth, CO16 8ES - Replacement of roof (following removal of existing roof), and conversion of loft space to create three additional bedrooms and bathroom.	Mr Paul Nash
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00006/FHOUSE	14/01318/FUL	Fairview, Ford Lane, Alresford, CO7 8AU - Reconstruction of existing pitched roof (raising ridge height to accommodate attic living space), single storey rear extension, reconstruction of existing rear roof to match extension roof, application of horizontal boarding to front of dwelling and installation of flue to serve multi-fuel device. Amended scheme to refusal (14/00450/FUL)	Mr & Mrs Mark Vinter
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00007/REFUSE	14/00929/FUL	Demolition of existing bungalow and other buildings and the creation of 14 no. three and four bedroom houses, plus associated roads, drives, car parking and garages. - 824 St Johns Road, Clacton On Sea, CO16 8BS	Mr Westley Wallace
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00008/REFUSE	14/01541/OUT	Erection of two detached dwellings on land adjacent to existing property. - Church Farm House, The Heath, Mistley, CO11 2QH	Mr & Mrs Roger Craven
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00009/REFUSE	14/01135/FUL	Demolition of former farrowing pens and erection of double annexe for elderly relatives. - Bretts Hall, Crown Lane, Tendring, CO16 0BJ	Mr A Young & Mrs E Butterfield
<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00010/REFUSE	14/01744/AGRIC	Erection of new grain store - Lower Farm, Lower Farm Lane, Brightlingsea, CO7 0SU	Mr R Blyth



<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00011/FHOUSE	14/01355/FUL	First floor side extension (above existing garage) - 73 Fourth Avenue, Frinton on Sea, CO13 9DY	Mr and Mrs R Pallemmaerts

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00012/REFUSE	14/01690/OUT	Proposed 2 dwellings. - Land to rear of 2 to 4, St Osyth Road East , Little Clacton, CO16 9RP	Mr G Watson

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00013/REFUSE	14/00953/FUL	Change of use from C2 to C3 for 17 Harold Road. Demolition of 17 and 19 Harold Road and the erection of 13 residential apartments. - 17 & 19, Harold Road, Frinton On Sea CO13 9BE	Ms Allison Lellow

<u>Appeal No.</u>	<u>Application No.</u>	<u>Proposal</u>	<u>Appellant</u>
15/00014/REFUSE	14/01500/OUT	Erection of 5 new dwellings. - West Country House, Cherry Tree Avenue, Clacton On Sea, CO15 1AR	Ramesh Shah

### **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>
15/00004/REFUSE	88/0003/TPO	6 Musgrave Close, Dovercourt, CO12 3UJ - 1 No. Oak – fell.	Mr A Howard

### **Background Papers.**

Planning Inspectorate Notification Letters.

## **ENFORCEMENT APPEALS RECEIVED**

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

<b><u>Appeal No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00042/ENFORC	Appeal against Enforcement Notice - Without the benefit of planning permission the erection a detached triple garage building with storage and residential accommodation over ("the unlawful building"). - Land Site of Former Tudor Lodge, Clacton Road, Weeley, CO16 9EF	David Peter Thompson

<b><u>Appeal No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00047/ENFORC	Appeal against Enforcement Notice (Building Operation). - Without the benefit of planning permission the carrying out of an unlawful building operation by virtue of an engineering operation namely the laying of hoggin, plainings and hardcore to facilitate an overspill car park and lorry park used in association with St. Johns Nursery, Earls Hall Drive, Clacton-on-Sea. - Land to West of Earls Hall Drive, Clacton On Sea, CO16 8BP	St Johns Nursery (Clacton) Ltd

<b><u>Appeal No.</u></b>	<b><u>Proposal</u></b>	<b><u>Appellant</u></b>
14/00048/ENFORC	Appeal against Enforcement Notice (Change of Use). - Within the last 10 years and without the benefit of planning permission the change of use of land from agricultural to use of land for the storage and parking of commercial vehicles (Sui Generis Use). - Land to West of Earls Hall Drive, Clacton On Sea, CO16 8BP	St Johns Nursery (Clacton) Ltd

### **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 Stopp by email [appeals.planningservices@tendringdc.gov.uk](mailto:appeals.planningservices@tendringdc.gov.uk) or by phone 01255 686157.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
13/00786/FUL	Westward House Mary Lane North Great Bromley CO7 7TZ	Conversion & alteration of redundant building to form a single family dwelling house, erection of garage/ garden store and change of use of land to garden.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the site would be suitable for housing having regard to the principles of sustainable development.
- The effect of the proposed development on the character and appearance of the surrounding countryside.
- Whether there are other considerations, specifically a shortfall in housing land supply, that would justify bringing the development forward now.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/01183/OUT	Land adjacent Cross Farm, Station Road, Thorrington, CO7 8HX	Outline planning application with all matters reserved for construction of 3 no. aspirational dwellings.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the site would be suitable for housing having regard to the principles of sustainable development.
- The effect of the proposed development on the character and appearance of the surrounding countryside.
- Whether there are other considerations, specifically a shortfall in housing land supply that would justify bringing development forward now.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/01212/OUT	Land to rear of 2 to 4 St Osyth Road East. Little Clacton, CO16 9PH	Proposed dwelling.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the site would be suitable for housing having regard to the principles of sustainable development.
- The effect of the proposed development on the character and appearance of the surrounding countryside.
- Whether there are other considerations that would justify bringing the development forward now.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00098/FUL	Land at Clacton Road, Elmstead, CO7 7DB	Retaining existing mobile home; touring caravan and utilities unit as a permanent planning permission.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The need for sites in the area, the availability of alternative sites and the appellants need for a site.
- The sustainability of the site with regard to policies for development in the countryside.
- The effect on the character and appearance of the area and the effect on Human Rights and related matters.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00002/FUL	14 Carisbrooke Avenue, Clacton On Sea, CO15 4RZ	Erection of amateur radio mast and aerials and removal of existing mast to the rear of the property (same location).	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposed radio mast on the character and appearance of the host dwelling and the surrounding area and on the living conditions of neighbouring occupiers in Carisbrooke Avenue with regard to outlook.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00833/OUT	Land adjoining Wivenhoe Road, Alresford, CO7 8AD	Outline application for 5 new dwellings.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the Council has a five year supply of deliverable housing land;
- Whether the site is in a sustainable location in terms of its accessibility to local shops, services and public transport;
- The effect of the proposed development on the character and appearance of the surrounding area.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
12/01411/FUL	Westpark, Ipswich Road, Colchester CO4 9HB	Erection of fast food restaurant and drive-thru with associated access road, parking for cars, cycles and motor cycles, delivery bay, footpaths and landscaped areas and change of use to A3 and A5.	Dismissed

**Decision**                      Committee                      **Officer Recommendation:**      Non Appeal                      Determination

The Inspector considered that the main issues were:-

- The effect of the proposal on traffic and highway safety.
- The effect of the proposal on the character and appearance of surrounding area.
- The effect of proposal on living conditions of nearby residents with particular reference to noise and fumes
- Whether the proposal would be sustainable development, with particular reference to the viability of Colchester Town Centre and accessibility.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
12/01412/ADV	Westpark, Ipswich Road, Colchester CO4 9HB	Illuminated projecting fascia signage and applied signage to fast food restaurant building. Illuminated blade totem sign adjacent to access road. 2 no. applied lettering signs to building, 1 no. applied logo vinyl graphic, 1 no. blade totem sign and 8 no. site direction/information signs.	Allowed

**Decision**                      Committee                      **Officer Recommendation:**      Non Appeal                      Determination

The Inspector considered that the main issues were:-

- Effect of the proposed totem blade sign on the character and appearance of the surrounding area.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00479/FUL	Mistley Port, High Street, Mistley, Manningtree, CO11 1HB	Removal of existing Quay edge safety fence and replacement with reclaimed nineteenth century hand forged wrought iron railings.	Dismissed

Delegated

**Decision**

The Inspector considered that the main issues were:-

- Whether the proposed development would preserve or enhance the character or appearance of the Manningtree and Mistley Conservation Area, and;
- Whether the appeal proposal would preserve the setting of adjacent listed buildings.

The Inspector has dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00049/FUL	25 Feverill Road, Little Clacton, Clacton on Sea, CO16 9NA	Proposed dormers to front elevation.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposed dormer windows on the character and appearance of the surrounding area.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00146/FUL	Land adjacent Homestead, Homestead Gardens, Clacton On Sea, CO15 4ER	Single storey detached house.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the access proposed would be satisfactory, particularly with regard to its effect on highway safety;
- The effect of the proposal on the living conditions of nearby residents;
- The effect of the proposal on the character and appearance of the area; and
- Whether the proposal should make contribution to the provision of open space facilities in the area.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/01035/FUL	St Josephs Convent, 14 - 16 Raglan Road, Frinton On Sea, CO13 9HH	Redevelopment to provide 14 later living retirement apartments with associated communal facilities, accesses, parking and landscaped grounds.	Allowed

**Decision** Committee **Officer Recommendation:** Approval

The Inspector considered that the main issues were:-

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

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00111/FUL	Lilac Cottage, Heath Road, Tendring, Clacton On Sea CO16 0DA	Proposed two storey extension to form lounge, bathroom and en-suite.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

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

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00302/FUL	Rose Cottage, Daltes Lane, St Osyth Clacton On Sea CO16 8RZ	Erection of a cartlodge.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the living condition of the occupiers of Oakleighs, having regard to the loss of outlook.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/01418/FUL	3 The Crescent, Clacton On Sea CO15 4NH	One bedroom bungalow.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposed bungalow on the character and appearance of the surrounding area and whether the occupiers of No 3 The Crescent would be provided with satisfactory garden space.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/01423/FUL	21 Portland Avenue, Dovercourt, CO12 3QN	Proposed single and two storey extension (following demolition of existing single storey element).	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the living conditions of the occupiers of 19 Portland Avenue, having regard to the loss of light and outlook.

The Inspector allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
12/01307/LUPROP	White Ladies, 32 Ashlyns Road Frinton On Sea CO13 9EU	Proposed installation of replacement UPVC windows and doors.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- In this case is whether the refusal of the application for an LDC for works described as 'proposed installation of replacement windows and doors' was well-founded.

The Inspector allowed the Appeal.



<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00031/FUL	12 Third Avenue, Walton on the Naze, CO14 8JU	Conservatory extension and door to covered area.	Split decision

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposed development on highway safety and on the efficient operation of the highway network in the vicinity of the site.

The Inspector allowed the Appeal for a conservatory extension and dismissed the Appeal for door to covered area.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00285/FUL	Land to rear of Florence Cottages, Back Waterside Lane, Brightlingsea, CO7 0EQ	Erection of 2 no. detached two bedroom dwellings with associated parking facilities.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the development would preserve or enhance the character or appearance of the Brightlingsea Conservation Area;
- The effect of the development on the living conditions of neighbouring occupiers, by reason of outlook and privacy.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/01128/FUL	Jaywick Farm Shop Jaywick Lane Clacton On Sea CO15 2GF	Parking of a mobile Burger Van.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the development proposed would be consistent with the principles of sustainable development having regard to the National Planning Policy Framework and the development plan; and
- The effect of the proposal on the character and appearance of the surrounding area.

The Inspector allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
12/00975/OUT	119 - 121 Garland Road, Parkeston, Harwich, CO12 4PA	Demolition of bungalow and erection of five houses and one flat.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposed development would be at risk from flooding or would increase flood risk elsewhere.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
12/00613/FUL	Old Ipswich Road Showground, Old Ipswich Road, Ardleigh CO7 7QL	Continued use of the land for the stationing of a mobile snack bar and rest room.	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>
14/00037/OUT	Land adjacent Cross Farm, Station Road, Thorington, CO7 8JA	Outline planning application with all matters reserved for the construction of one aspirational dwelling.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the appeal site is a suitable location for a new dwelling having regard to local and national policies for housing and sustainable development.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00835/FUL	Moynes Farm, Wick Road, Great Bentley, CO7 8RA	Demolition of existing single storey extension and replacement with 2 no. single storey extensions with rooms in roofs. Extension, internal & external alterations to existing residential annexe and erection of 3 bay cartlodge.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether or not the proposal would preserve this listed building, is setting, or any features of special architectural or historic interest that it possesses.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00836/LBC	Moynes Farm, Wick Road, Great Bentley, CO7 8RA	Demolition of existing single storey extension and replacement with 2 no. single storey extensions with rooms in roofs. Extension, internal & external alterations to existing residential annexe and erection of 3 bay cartlodge.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether or not the proposal would preserve this listed building, is setting, or any features of special architectural or historic interest that it possesses.

The Inspector dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
13/00928/OUT	Land North of Walton Road Kirby Le Soken Essex	Erection of three detached dwellings served by a new vehicular access (existing access to be closed).	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The impact of the proposal on the character and appearance of the area; and
- Whether the proposal represents sustainable development.

The Inspector allowed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
13/00070/FUL	Westpoint 2 The Esplanade Frinton On Sea CO13 9EL	Demolition of existing dwelling and erection of replacement building to provide 5 residential units, creation of new vehicular access and parking area, and erection of single garage buildings.	Dismissed
<b>Decision</b>	Delegated		

The Inspector considered that the main issues were:-

- Whether the demolition of Westpoint and the proposed replacement building would preserve or enhance the character or appearance of the Frinton and Walton Conservation Area.
- Whether the proposed development would appropriately contribute to the provision of open space/recreation facilities.

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
13/00071/CON	Westpoint 2 The Esplanade Frinton On Sea CO13 9EL	Demolition of existing dwelling (to enable residential development of 5 x 3-bedroom apartments).	Dismissed
<b>Decision</b>	Delegated		

The Inspector considered that the main issues were:-

- Whether the demolition of Westpoint and the proposed replacement building would preserve or enhance the character or appearance of the Frinton and Walton Conservation Area.

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
14/00122/OUT	Land adjacent 1 Heath Road St Osyth CO16 9BS	One aspirational dwelling house.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposed dwelling would constitute sustainable development having regard to its location in the countryside.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00220/FUL	6 Chapel Croft, Ardleigh, CO7 7TQ	Proposed rear extension, front porch and dormer to the rear to provide additional living space.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposed development would preserve or enhance the character or appearance of the Ardleigh Conservation Area (CA).

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00561/FUL	The Cottage Badley Hall Road Great Bromley CO7 7UX	Proposed two storey side extension with addition of new porch.	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>
14/00044/REFUSE	Tendring Horseboxes Tendring Road Thorpe Le Soken CO16 0AA	Construction of 4 houses following demolition of existing workshop.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- Whether the proposal would make adequate provision for public open space.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00017/REFUSE	Land to Be known As The Rose The Street Kirby Le Soken CO13 0EE	Change of use of land to include 1 no. pitch for a Romani Gypsy family and associated works including 1 no. dayroom, laying of new surfaces, new access and 1 no. septic tank.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The need for sites, the needs of the Appellant for a site and whether any alternatives are available.
- The impact of the proposed development on the character and appearance of the surrounding area.
- The impact on protected trees.
- Whether the site is acceptable in terms of highway safety.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00045/REFUSE	118 Oxford Road, Clacton on Sea, CO15 3TH	Residential development (houses and flats) with potential retail or office units at ground floor level.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposals on the supply of employment land;
- Whether or not the appeal sites would be appropriate locations for residential, retail and office development, having regard to the principles of sustainable development; and,
- The effect of the proposals on the provision of play space and education facilities.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00046/REFUSE	112 Oxford Road, Clacton on Sea, CO15 3TH	Residential development (houses and flats) with potential retail or office units at ground floor level.	Dismissed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the proposals on the supply of employment land;
- Whether or not the appeal sites would be appropriate locations for residential, retail and office development, having regard to the principles of sustainable development; and,
- The effect of the proposals on the provision of play space and education facilities.

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
14/00050/REFUSE	77 Hungerdown Lane, Lawford, Manningtree, CO11 2LX	Proposed hay store and storage Barn.	Dismissed
<b>Decision</b>	Delegated		

The Inspector considered that the main issues were:-

- Whether the proposed development is reasonably necessary for the purposes of agriculture to be carried out on the holding.
- The effect the proposed development would have on the character and appearance of its surroundings.

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
14/00053/REFUSE	Land South of Harwich Road, Great Bromley, CO7 7UH	Proposal to erect stable block and construct a new barn. Retention of gravel surfacing.	Dismissed
<b>Decision</b>	Delegated		

The Inspector considered that the main issues were:-

- Whether the proposal would represent sustainable development.
- Whether the proposed buildings would be proportionate to the proposed use of the site.
- The effect, the proposed development would have on the character of the area.

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
14/00052/REFUSE	Mistley Marine Anchor Lane Mistley	Erection of 2 no. detached dwellings served by private drive.	Allowed
<b>Decision</b>	Delegated		

The Inspector considered that the main issue was:-

- Whether there are sufficient material considerations to justify the proposal having particular regard to the effect it would have on:
- The character and appearance of the Manningtree and Mistley Conservation Area; and
- The landscape character of the area including the Suffolk Coasts and Heaths AONB; and
- Whether the proposal would represent sustainable development.

The Inspector Allowed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00025/NONDET	Land at Front of Cockaynes House Cockaynes Lane Alresford	Erection of one no. aspirational dwelling.	Dismissed

**Decision** Delegated

The Inspector considered that the main issue was:-

- The effect of the proposal on (a) the character and appearance of the area and (b) the living conditions of future occupiers, having regard to the effect on protected trees.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00056/REFUSE	Site adjacent Edward Road Rice Bridge Thorpe Le Soken	Proposed stable block.	Dismissed

**Decision** Delegated

The Inspector considered that the main issue was:-

- The effect of the proposal on the setting of the adjacent Thorpe-le-Soken Station and Maltings Conservation Area.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00049/NONDET	Sturricks Farm Sturrick Lane Great Bentley	Erection of 32 dwellings with associated outbuildings and landscaping, with a new access from Sturrick Lane.	Allowed

**Decision** Committee **Officer Recommendation:** Approval



The Inspector considered that the main issue was:-

- The effect of the proposal on the character and appearance of the surrounding area.
- Whether the proposal makes adequate provision for affordable housing.

The Inspector Allowed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
13/01179/OUT	Land at Elm Farm Little Clacton Road Clacton On Sea CO16 8DZ	Outline planning application with all matters reserved for residential development.	Dismissed
<b>Decision</b>	Delegated		

The Inspector considered that the main issues were:-

- Whether there are sufficient material considerations to justify the proposed development notwithstanding the development plan restrictions, having particular regard to:
  - The effect it would have on the character of its countryside surroundings;
  - Whether sufficient information has been submitted to demonstrate the effect upon biodiversity and protected species;
  - Whether the proposal would represent sustainable development; and,
  - Whether appropriate provision would be made for additional educational and open space facilities necessitated by the proposed development.

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
14/01247/FUL	Sea Glimpse Lee Wick Lane St Osyth CO16 8ES	Replacement of roof (following removal of existing roof), and conversion of loft space to create three additional bedrooms and bathroom.	Dismissed
<b>Decision</b>	Delegated		

The Inspector considered that the main issues were:-

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

The Inspector Dismissed the Appeal.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
14/00567/FUL	110 St Osyth Road West Little Clacton CO16 9NY	Completion of an outbuilding pursuant to planning permission 06/01957/FUL and use as a dwelling	Dismissed

**Decision**          Delegated

The Inspector considered that the main issues were:-

- Whether the changes in circumstances since the previous appeal are such as to now justify the proposed development.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/01318/FUL	Fairview Ford Lane Alresford CO7 8AU	Reconstruction of existing pitched roof (raising ridge height to accommodate attic living space), single storey rear extension, reconstruction of existing rear roof to match extension roof, application of horizontal boarding to front of dwelling and installation of flue to serve multi-fuel device. Amended scheme to refusal (14/00450/FUL)	Dismissed

**Decision**          Delegated

The Inspector considered that the main issues were:-

- The effect of the proposal on the character of the existing dwelling and surrounding streetscene; and
- The effect of the proposal on the living conditions of occupiers of Green Island, with particular reference to visual impact.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00664/FUL	Lorry Park at Bonds Farm Lodge Road Little Clacton CO16 9QE	Erection of one dwelling house with associated garage and other works.	Dismissed

**Decision**

The Inspector considered that the main issues were:-

- Whether there is an essential need for a dwelling to accommodate a rural worker to live permanently in the countryside.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
14/00019/REFUSE	27 Hall Lane Walton on the Naze CO4 8QA	Erection of three x 2 bed houses.	Dismissed

### Decision

The Inspector considered that the main issues were:-

- The effect the proposed development would have on the character and appearance of the surrounding area.
- Whether adequate outdoor amenity space would be provided.
- Whether an appropriate level of off-street car parking would be provided.
- Whether the proposed development would be at an unacceptable risk of flooding.

The Inspector Dismissed the Appeal.

<u>Application No.</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision</u>
15/00001/FHOUSE	2 Wick Lane, Dovercourt, Harwich, CO12 3TA	Extension and re modelling of the existing house.	Allowed

**Decision** Delegated

The Inspector considered that the main issues were:-

- The effect of the development on: the character and appearance of 2 Wick Lane (No 2).
- The living conditions of the occupiers of 35 Kreswell Grove (No 35), with particular regard to any sense of overbearing and perceived loss of privacy.

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>
14/00107/FUL (14/00031/NONDET)	Clacton Gateway Land South West of Roundabout at Brook Retail Park and North of Brook Country Park Clacton On Sea CO16 8YN	Full planning permission for a cinema complex (including restaurants), superstore, petrol filling station, extension to Picker's Ditch walkway and associated parkland together with an extension to the existing Brook Country Park.	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 Stopp by email [appeal.planningservices@tendringdc.gov.uk](mailto:appeal.planningservices@tendringdc.gov.uk) or by phone 01255 686157.

<b><u>Incident Number</u></b>	<b><u>Address</u></b>	<b><u>Alleged Unauthorised Development</u></b>	<b><u>Decision</u></b>
12/00592/BLDOP3 (13/00050/ENFORC)	2 Aragon Close, Jaywick, Clacton On Sea, CO15 2NQ	Without the benefit of planning permission the erection of a double garage situated on land forward of a wall forming the principal elevation of the original dwellinghouse and the erection of fencing over 1 metre in height adjacent to the public highway.	Allowed

The Inspector Allowed the appeal, the Enforcement Notice is quashed and planning permission is granted.

### **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 Stopp by email [appeals.planningservices@tendringdc.gov.uk](mailto:appeals.planningservices@tendringdc.gov.uk) or by phone 01255 686157.

<b><u>Application No.</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Decision</u></b>
13/01305/TPO	7 Parrington Way, Lawford, Manningtree, CO11 2LZ	T1 - Silver Birch - clear fell - replant - dwarf crab tree or similar fruit tree more suitable to residential garden.	Dismissed

**Decision**      Delegated

The Inspector considered that the main issues were:-

- The tree's amenity value.
- The tree's stability and safety.
- The suitability of the tree for this garden, given its size.

The Inspector Dismissed the Appeal.

### **Background Papers**

Planning Inspectorate Notification Letters.



## Appeals Quarterly Report

From 01/04/2014 To 30/04/2015

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No. of Appeals Received 61

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No. of Appeal Decisions Received: 48

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### Officer Delegated Decisions

<u>Decision:</u>		<u>% of Total Delegated Decisions</u>
SPLIT	1	2.38%
DISMIS	29	69.05%
ALLOW	12	28.57%

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### Planning Committee Decisions

<u>Decision</u>		<u>% of Total Committee Decisions</u>
DISMIS	1	25.00%
ALLOW	3	75.00%

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### Overtured Planning Decisions

<u>Decision</u>		<u>% of Total Overtured Decisions</u>
ALLOW	2	100.00%

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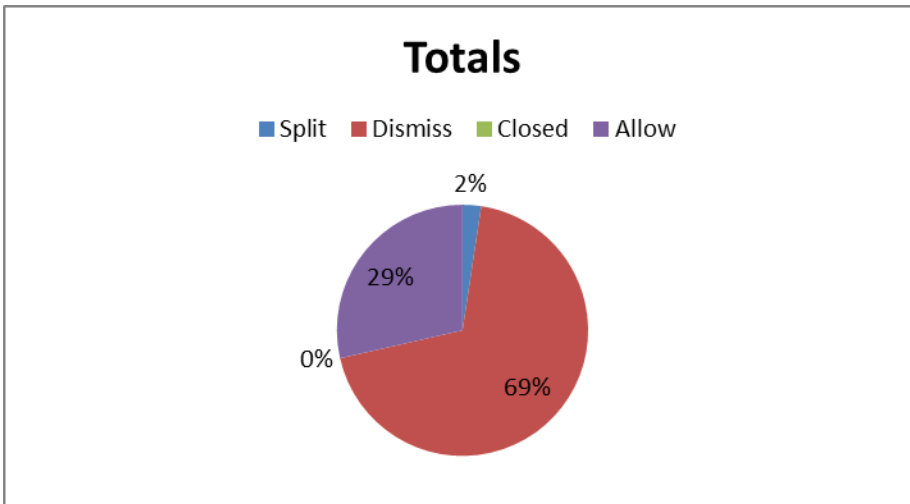
### Costs Awarded

Number of Cases Where costs were Awarded to the Appellant: 2

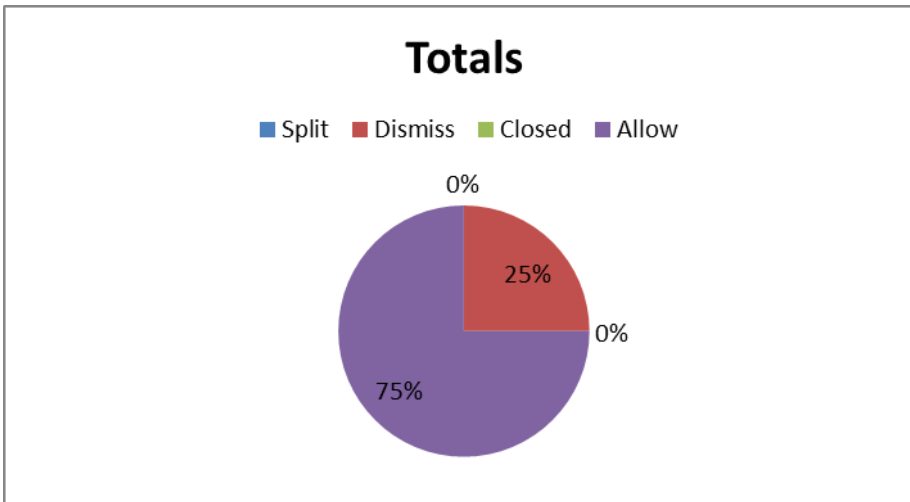
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\*\* Please note that the above information excludes Enforcement and TPO Appeals

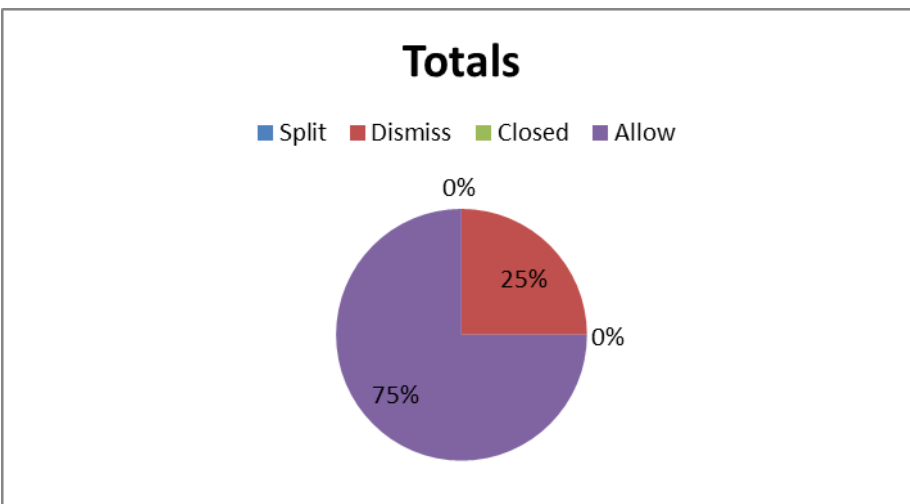
## Delegated Decisions - Appeal Outcomes



## Committee Decisions - Appeal Outcomes



## Decisions Overturned at Planning Committee - Appeal Outcomes



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