

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. **BEN**./...**187**.../.....**71**./.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~XXXXXX~~
Borough
Urban District
~~XXXXXX~~
Rural District

Council of **BENFLEET**

To **The Rev. Fr. Greenan for the Trustee of the R.C. Diocese of Brentwood,**
c/o. The Priest's House, Catholic Church, 661. High Road, Benfleet.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Temporary mobile classroom - Holy Family Primary School, Kents Hill Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.

Dated **SEVENTH** day of **APRIL** 19 **71.**

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TF.

C/R Clerk
(Town Clerk)
(Clerk of the Council)

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

24 OCT 1978

DISTRICT COUNCIL OF CASTLE POINT

To Wilson Bros (Benfleet) Ltd.,
c/o R. Kenneth Clark,
38, Crescent Road,
Benfleet, Essex.

This Council, having considered your* (Outline) application to carry out the following development :-

Detached chalet at Site D5 Southwell Road, Benfleet

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

See attached Schedule

The reasons for the foregoing conditions are as follows:-

See attached Schedule

COUNCIL OFFICES, KYLM ROAD,
THORPERSLEY, BENFLEET, ESSEX.

Dated 12th October, 1978

Signed by

C. R. Newson
Chief Executive and Clerk
of the Council 3.

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, 375 Kensington High Street, W14 8QH)

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966)

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

24 OCT 1971

Conditions:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. There shall be no obstruction to visibility above a height of 0.9m (3'0") within the area of the sight splay hatched blue on the plan returned herewith, save as provided for in any other condition of this permission.
3. A scheme of landscaping including details of all hedges, planting and tree planting to be carried out, together with details of all trees and other natural vegetation to be retained on site shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved; such landscaping scheme to be implemented prior to completion and occupation of the said development.

Any tree contained within such scheme dying or being removed within 5 years of the date of this permission shall be replaced by a tree of similar size and species by the applicant or the applicants successor in title.
4. The elevations of the building hereby approved shall be treated in accordance with the schedule of finishes approved by Benfleet Urban District Council on the approval dated 19th May, 1971 ref. BEN/186/71.
5. No gate, fence, wall or other means of enclosure, other than that approved under Condition 2 above shall be erected, constructed or planted between the proposed building and the highway boundary without the prior approval of the Castle Point District Council.

Reasons:

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
4. To ensure this dwelling is in visual harmony with the rest of the development.
5. To ensure that the front of the site remains for the most part open planned with some degree of planting to provide visual interest in the street scene.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

2 MAR 1978

DISTRICT COUNCIL OF CASTLE POINT

To **Wilson Bros. (Benfleet) Limited,**
c/o H.K. Clark Esq.,
38, Crescent Road,
Benfleet, Essex.

This Council, having considered your* (~~outline~~) application to carry out the following development :-

Three bedroom detached chalet with double integral garage at Site D4 Southwell Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

See attached Schedule.

The reasons for the foregoing conditions are as follows:-

See attached Schedule.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX.

Dated 23rd February 1978

Signed by

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, 375 Kensington High Street, W14 8QH)

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

Schedule of Conditions & Reasons.

Application No. BEN/BR/186/71E.

Conditions

- 1) The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
- 2) There shall be no obstruction to visibility above a height of 3' (0.9m) within the area of sight splay hatched blue on the plan returned herewith.
- 3) A scheme of landscaping including details of all hedges, planting and tree planting to be carried out, together with details of all trees and other natural vegetation to be retained on site shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved; such landscaping scheme to be implemented prior to completion and occupation of the said development.

Any tree contained within such scheme dying or being removed within 5 years of the date of this permission shall be replaced by a tree of similar size and species by the applicant or the applicants successor in title.

Reasons:

- 1) This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
- 2) In the interests of highway safety.
- 3) To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.

14 MAR 1977

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

DISTRICT COUNCIL OF CASTLE POINT

To Wilson Bros. (Benfleet) Ltd.,
C/o H. Kenneth Clark Esq.,
38 Crescent Road, Benfleet.

This Council, having considered your* (outline) application to carry out the following development :-

Amended plan of detached chalet at site D11 Southwell Road,
Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

1. No window openings shall be made in the dormers other than those shown on the plan hereby approved.

The reasons for the foregoing conditions are as follows:-

1. To safeguard the amenities of the adjoining occupiers.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX.

Dated

Signed by

Chief Executive and Clerk
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, 375 Kensington High Street, W14 8QH)

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

Application No. **BEN 186 71B**

TOWN AND COUNTRY PLANNING ACT 1971

21 SEP 1976

Town and Country Planning General Development Order 1973

District

Council of CASTLE POINT

To: **Wilson Bros. (Benfleet) Ltd.,**
c/o H. Kenneth Clark,
38 Crescent Road,
Benfleet, Essex.

as district

In pursuance of the powers exercised by them ~~under the Town and Country Planning Act 1971~~ planning authority this Council do hereby give notice of their decision to APPROVE the following matters and details which were reserved for subsequent approval in the planning permission granted

on **19th May, 1971** in respect of Outline Application No **BEN/186/71**

at **Site D12 Southwell Road, Benfleet.**
in accordance with the following drawings submitted by you:—

Amended plan of detached chalet

subject to compliance with the following conditions:—

- 1) **That no window openings shall be made in the dormers other than those shown on the plan hereby approved.**

The reasons for the foregoing conditions are as follows:—

- 1) **To safeguard the amenities of the adjoining occupiers.**

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX.

Date **9th September, 1976**

C. H. [Signature]

Chief Executive and Clerk of the Council.

IMPORTANT—ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to approve the reserved matters and details of the proposed development, subject to conditions, he may appeal to the Secretary of State for the Environment, 2 Marsham Street, London S.W.1.P 3EB in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State, is not, however, required to entertain such an appeal if it appears to him that such approval could not have been given by the local planning authority otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 29 and 30 of the Act and of the Development Orders and to any directions given under the Orders.

(2) The decision overleaf is for planning approval only. It is necessary for your plans to be passed by the Borough or District Council under their BUILDING REGULATIONS (unless this has already been done or they are exempted therefrom).

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. 186/71/.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Council of BENFLEET

Rural District

To

Messrs. Wilson Bros. (Benfleet) Ltd.,

201 High Road, Benfleet, Essex.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Erection of 19 chalet bungalows and four houses - Southwell Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The elevations of the buildings hereby approved shall be treated in accordance with the schedule of finishes attached hereto, from which there shall be no departure without the prior consent, in writing of the Benfleet U.D.C.
3. There shall be no obstruction to visibility above a height of 3'6" within the area of the sight splay hatched blue on the plan returned herewith.
4. A 6'0" brick wall shall be erected in the positions marked orange on the plan returned herewith.
5. Details of planting along the site boundaries between the buildings and the

The reasons for the foregoing conditions are as follows:-

highway boundary to be carried out before occupation of the buildings hereby approved shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.

6. Details of ornamental trees, which shall be planted before occupation of the dwellings hereby approved in the positions shown by black crosses on the plan returned herewith, shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.
7. The buildings hereby permitted shall be resited in the positions indicated on the layout plan returned herewith.
8. The development shall be in accordance with the amendments shown in red on the plan returned herewith.
9. The area coloured green on the plan returned herewith shall be landscaped and treescaped before the development hereby permitted is completed, in a manner to be agreed with the Benfleet U.D.C., details of such planting to be submitted to the Benfleet U.D.C. before commencement of the works hereby permitted.
10. Any trees required by conditions 6 and 9 above, dying or removed within 5 years of planting shall be replaced by the applicant or his successor in title.
11. No gate, fence, wall or other means of enclosure shall be erected, constructed, or planted between the proposed buildings and the highway boundary without the prior approval of the local planning authority (save as provided for in

The reasons for the foregoing conditions are as follows:-

Conditions 4, 5, 6 & 9½ above).

12. The permission hereby granted shall not be executed in addition to or in combination with any existing approvals under the provisions of the Town and Country Planning Acts affecting the site.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.
2. In order to ensure a reasonable degree of variation whilst maintaining aesthetic harmony between the appearances of existing and new buildings in the area as a whole.
3. To obtain maximum visibility at the road junction in the interests of road safety.
4. To screen the rear gardens in the interests of amenity.
5. In order that the front of the site may be fore the most part open planned with some degree of deterrent to trespass across the front gardens of properties and to introduce planting into the street scene in the interests of visual amenity.
6. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.
7. In order to ensure a satisfactory layout within the development providing a

minimum 20' building line to every dwelling to facilitate the convenient

parking of a vehicle on the approach to the garage so that such a parked vehicle stands clear of the highway.

8. In order to ensure a satisfactory development.
9. In order to ensure a pleasant treatment to the road junctions in
10. the interest of visual amenity.
11. To ensure satisfactory development and to safeguard the amenities of the surrounding area and the occupiers of the proposed dwellings.
12. In order to ensure that the development is carried out in a comprehensive manner.

Dated 19th day of MAY, 1971

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, S37 1TF.

C. R. May Brown
(Town Clerk)
(Clerk of the Council)

* This will be deleted if necessary
MP. † Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

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COUNTY COUNCIL OF ESSEX

*[Outline] Application No. 185 71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough
Urban District
Rural District

Council of

BENFLEET

To

Messrs. Wilson Bros. (Benfleet) Ltd.,

201 High Road, Benfleet, Essex.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Erection of nine chalets and two houses - Southwell Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for† [the said development]

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The elevations of the buildings hereby approved shall be treated in accordance with the schedule of finishes attached hereto, from which there shall be no departure without the prior consent, in writing of the Benfleet U.D.C.
3. There shall be no obstruction to visibility above a height of 3'6" within the area of the sight splay hatched blue on the plan returned herewith.
4. A 6'0" brick wall shall be erected in the positions marked orange on the plan returned herewith.
5. Details of planting along the site boundaries between the buildings and the

~~The reasons for the foregoing conditions are as follows:-~~

highway boundary to be carried out before occupation of the buildings hereby approved shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.

6. Details of ornamental trees, which shall be planted before occupation of the dwellings hereby approved in the positions shown by black crosses on the plan returned herewith, shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.
7. The buildings hereby permitted shall be resited in the positions indicated on the layout plan returned herewith.
8. The development shall be in accordance with the amendments shown in red on the plan returned herewith.
9. The area coloured green on the plan shall be planted with trees and shrubs and treescaped before the above development hereby permitted is completed, in a manner to be agreed with the Benfleet U.D.C., details of such planting to be submitted to the Benfleet U.D.C. before commencement of the works hereby permitted.
10. Any trees required by Conditions 6 and 9 above, dying or removed within 5 years of planting shall be replaced by the applicant or his successors in title.
11. No gate, fence, wall or other means of enclosure shall be erected, constructed or planted between the proposed buildings and the highway boundary without the prior approval of the local planning authority (save as provided for in Conditions 4, 5 6 & 9 above).

~~The reasons for the foregoing conditions are as follows:-~~

12. The permission hereby granted shall not be executed in addition to or in combination with any existing approvals under the provisions of the Town and Country Planning Acts affecting the site.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.
2. In order to ensure a reasonable degree of variation whilst maintaining aesthetic harmony between the appearances of existing and new buildings in the area as a whole.
3. To obtain maximum visibility at the road junction in the interests of road safety.
4. To screen the rear gardens in the interests of amenity.
5. In order that the front of the site may be for the most part open planned with some degree of deterrent to trespass across the front gardens of properties and to introduce planting into the street scene in the interests of visual amenity.
6. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.
7. In order to ensure a satisfactory layout within the development providing a minimum 20' building line to every dwelling to facilitate the convenient parking of a vehicle on the approach to the garage so that such a parked

~~The reasons for the foregoing conditions are as follows:-~~

vehicle stands clear of the highway.

8. In order to ensure a satisfactory development.
- 9/ In order to ensure a pleasant treatment to the road junctions in
10. the interest of visual amenity.
11. To ensure satisfactory development and to safeguard the amenities of the surrounding area and the occupiers of the proposed dwellings.
12. In order to ensure that the development is carried out in a comprehensive manner.

Dated 19th day of MAY, 1971.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TP.

(Town Clerk)
(Clerk of the Council)

MP * This will be deleted if necessary
† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

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COUNTY COUNCIL OF ESSEX

Application No. **BEN** / **184** / **71** /

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough }
Urban District } Council of **BENFLEET**
Rural District }

To **The Secretary,**
Meredan Properties Ltd.,
1 Old Buildings, Lincoln's Inn,
London, W.C.2.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council do hereby give notice of the decision to REFUSE permission for the following development:-

**Outline - Demolition of existing and erection of 1 detached and
2 semi-detached houses - 14 Overton Road, Benfleet,**


for the following reasons:-

1. **The site is considered to be of insufficient width to satisfactorily accommodate the erection of three houses, if the existing standard of frontage prevalent in this part of Overton Road is to be maintained.**

It is considered that the proposal if approved could not fail to create a cramped appearance in the street scene.

Dated **SEVENTH** day of **APRIL** 19 **71.**

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TP.


(~~Town Clerk~~)
(Clerk of the Council)

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

COUNTY COUNCIL OF ESSEX

Application No. **BEN**...../.....**183**...../.....**71**...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~XXXXX~~

~~Borough~~
~~Urban District~~
~~Rural District~~

Council of

BENFLEET

To

The Secretary,

Meredan Properties Ltd.,

1 Old Buildings,

Lincoln's Inn, London, W.C.2.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council do hereby give notice of the decision to REFUSE permission for the following development:-

**Outline - demolition of existing and erection of three terrace houses,
14 Overton Road, Benfleet,**

for the following reasons:-

1. It is considered that the erection of terraced development in this part of Overton Road, would detract from the environment at present enjoyed by the occupiers of existing houses in this part of Overton Road, which are all detached and semi-detached properties, in that a terrace could not fail to introduce an appearance of cramped development into the street scene.
2. It is considered that the introduction of a terrace of houses would detract from the appearance of space about buildings given by the existing development in this part of the road, to the detriment of amenity.

Dated **SEVENTH** day of **APRIL**

19 **71** *CH R Neef Brown*
(TOWN CLERK)
(Clerk of the Council)

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7. 1TF.

ER.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

COUNTY COUNCIL OF ESSEX

Application No. **BEN**...../**162**...../**71**...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough }
Urban District } Council of **BENFLEET**
Rural District }

To **Mr. A. Betteridge,**
82 Scrub Lane, Hadleigh.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council do hereby give notice of the decision to REFUSE permission for the following development:-

Four detached houses at 82 Scrub Lane, Hadleigh.

for the following reasons:-

1. It is considered that the site is of insufficient width to satisfactorily accommodate the erection of 4 houses of the existing standard of frontage prevalent in this part of Scrub Lane if the existing high standard in terms of plot width is to be maintained.
2. It is considered that the proposal if approved, could not fail to create a cramped appearance in the street scene.
3. It is considered that the designs of the proposed dwellings would not blend satisfactorily with existing designs of new property in the road in that the existing properties and those proposed are of completely different styles.

Dated **SEVENTH** day of **APRIL**

19**71**

C. R. C. [Signature]

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

(Town Clerk)
(Clerk of the Council)

JAG/MP

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. ...~~BEN~~.../...~~181~~.../...~~71~~.../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough
Urban District
Rural District
XXXXXX

Council of

BENFLEET

To

Mr. R. Rosoman,

25 Lower Church Road, Benfleet, Essex.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Porch - 25 Lower Church Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.

Dated

day of

19

SEVENTH

APRIL

71.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TF.

C. H. M. [Signature]
(Town Clerk)
(Clerk of the Council)

ER*

This will be deleted if necessary

†

Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. BEN 180 71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

To

Mrs. L. Rolfe,

213 London Road, Hadleigh.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Change of use from Greengrocers to Estate Agent at 213 London Road, Hadleigh.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. There shall be no storage or display of goods or advertisement on the land between the shop front and the highway boundary.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to the Section 65 of the Town and Country Planning Act, 1968.
2. In order to safeguard the amenities of the area.

Dated SEVENTH day of APRIL 1971

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

JAG/MP

This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

(Town Clerk)
(Clerk of the Council)

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. BEN 179 71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Botolph~~

Urban District

Council of

BENFLEET

~~Rural District~~

To

Mr. A. Quick,
136 Manor Road, Thundersley, Benfleet, Essex.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Enlarged dormer windows - 136 Manor Road, Thundersley.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.

Dated SEVENTH day of APRIL 19 71.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TF.

C. R. Mayhew
(Town Clerk)
(Clerk of the Council)

ER.

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

Application No. BEN / 178 / 71 /

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough }
Urban District } Council of BENFLEET
Rural District }

To Mr. P. Allgood,
"Mountview", Rhoda Road, Benfleet.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council do hereby give notice of the decision to REFUSE permission for the following development:-

Retention of office and store for 1 year - "Mountview", Rhoda Road, Benfleet.

for the following reasons:-

The site is outside the areas allocated for commercial development in the County Development Plan and furthermore is intended to form part of the Metropolitan Green Belt. The Written Statement accompanying the County Development Plan indicates that in order to achieve the purposes of the Metropolitan Green Belt, it is essential to retain and protect the existing rural character of the areas so allocated and that new building and uses will only be permitted outside existing settlements in the most exceptional circumstances and when acceptable for agricultural or allied purposes.

Dated TWENTY FIRST day of JULY,

1971.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

(Town Clerk)
(Clerk of the Council)

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. **BEN**...../177...../...71...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

BENFLEET

To

Mr. F. Varman,

39 Southfield Drive, Hadleigh, Benfleet,

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

**House and garage - land adj. and south of 32 Common Hall Lane,
Hadleigh,**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for † [the said development]

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Details of planting along the site boundaries between the building and the highway boundary to be carried out before occupation of the building hereby approved shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.
3. Details of ornamental trees, which shall be planted before occupation of the dwelling hereby approved in the positions shown by black crosses on the plan returned herewith, shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.
4. No gate, fence, wall or other means of enclosure shall be erected, constructed, or planted between the proposed buildings and the highway boundary without the prior approval of the Local Planning Authority (save as provided for in Conditions 2 & 3 above)

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.
2. In order that the front of the site may be for the most part open planned with some degree of deterrent to trespass across the front gardens of properties and to introduce planting into the street scene in the interests of visual amenity.
3. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.
4. To ensure satisfactory development and to safeguard the amenities of the surrounding area and the occupiers of the proposed dwellings.

Dated

day of

19

SEVENTH

APRIL

**BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TF.**

C. R. Clegg
(Town Clerk)
(Clerk of the Council)

ER.

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX *[Outline] Application No. BEN 176 71 /.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough
Urban District
Rural District

Council of **BENFLEET**

To **Mr. H. G. Smith,**
36 Tudor Road, Eastwood.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:

Chalet Bungalow at Hadleigh Park Avenue, Hadleigh.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for † [the said development]

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The elevations of the building hereby approved shall be treated in accordance with the schedule of finishes attached hereto, from which there shall be no departure without the prior consent, in writing, of the Benfleet Urban District Council.
3. Details of ornamental trees, which shall be planted before occupation of the dwelling hereby approved in the positions shown by black crosses on the plan returned herewith, shall be submitted to the Benfleet Urban District Council before commencement of the works hereby approved.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to the Section 65 of the Town and Country Planning Act, 1968.
2. In order to ensure a reasonable degree of variation whilst maintaining aesthetic harmony between the appearances of existing and new buildings in the area as a whole.
3. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.

Dated **SEVENTH** day of **APRIL** 19**71**

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

JAG/MP

This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

(Town Clerk)
(Clerk of the Council)

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

* [Outline] Application No. BEN 175 71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

BENFLEET

To

Mr. E.J. Vigors,

Road

211 Oakfield Road, Benfleet.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [Outline] application to carry out the following development:-

Rooms in roof - 211 Oakfield Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. There shall be a maximum height of 6" between the sill level of the window in the front dormer and the point where the dormer breaks above the roof tiles.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.
2. In order to ensure that there is no necessity for cladding to the dormer below the sill level, which if used could not fail to detract from the proportion and appearance generally of the dormer to the detriment of the overall appearance of the dwelling and in order to maintain a degree of sympathy with dormers on similar properties in this part of Oakfield Road.

Dated SEVENTH day of APRIL 19 71.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TF.

(Town Clerk)
(Clerk of the Council)

3.

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[outline] Application No. BEN / 174 / 71 /

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~

Urban District

~~Rural District~~

Council of

BENFLEET

To

Mr. P. Allgood,

"Mountview", Rhoda Road, Benfleet.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Extension of playroom and new mansard roof - "Mountview", Rhoda Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.

Dated TWENTY FIRST day of JULY, 1971.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

C. R. Newbourn
(Town Clerk)
(Clerk of the Council)

3.

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

MP

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. BEN 173 71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough
Urban District
Rural District

Council of BENFLEET

To Mr. D. Knight,

25 Newton Park Road, Thundersley.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [Outline] application to carry out the following development:-

Lounge extension at 25 Newton Park Road, Thundersley.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

~~XXXXXXXXXXXXXX~~

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to the Section 65 of the Town and Country Planning Act, 1968.

Dated SEVENTH day of APRIL, 1971.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

JAG/MP

This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

(Town Clerk)
(Clerk of the Council)

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. **BEN** 172/71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

BENFLEET

To

Mr. J. P. Russell,

299A Benfleet Road, Benfleet.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Conversion of Terrace into Dining Area at 299A Benfleet Road, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to the Section 65 of the Town and Country Planning Act, 1968.

Dated **SEVENTH** day of **APRIL** 19 **71.**

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

C. H. Key
(Town Clerk)
(Clerk of the Council)

JAG/TP

† This will be deleted if necessary
† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

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(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

Application No. BEN / 171 / 71 /

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~
~~Urban District~~ } Council of BENFLEET
~~Rural District~~ }
To Messrs. Classmoy Ltd.,
39 Hillway, Westcliff-on-Sea, Essex.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council do hereby give notice of the decision to REFUSE permission for the following development:-

Detached Chalet & Garage - Land adjacent to 75, New Park Road, Benfleet.

for the following reasons:-

The site is outside the areas allocated for residential development in the County Development Plan and, furthermore, is intended to form part of the Metropolitan Green Belt. The Written Statement accompanying the County Development Plan indicates that in order to achieve the purposes of the Metropolitan Green Belt, it is essential to retain and protect the existing rural character of the areas so allocated and that new buildings and uses will only be permitted outside existing settlements in the most exceptional circumstances and when essential for agricultural or allied purposes.

Dated 26th day of APRIL, 1971.

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET, . . .
ESSEX, SS7 1TF.

C. R. May
(Town Clerk)
(Clerk of the Council)

3.

MP.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

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(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.



Department of the Environment
Caxton House Tothill Street London SW1 H 9LZ

Telephone 01-834 8540 Ext 461

Mr J H Williams
Estate House
377 Rayleigh Road
Eastwood
LEIGH-ON-SEA
SS9 5PS

Your reference

BENFLEET U.D.C.
SURVEYOR'S DEPARTMENT
17 MAY 1972
No.
FILE
ACK
REPLY

Our reference
T/APF/837A/A/56974 and
56978

Date
- 8 MAY 1972

ir

TOWN AND COUNTRY PLANNING ACT 1971
APPEAL BY CLASSMOV LTD

1. I refer to your clients' two appeals under section 23 of the Town and Country Planning Act 1962 (now section 36 of the 1971 Act) against the decisions of the Benfleet Urban District Council, acting on behalf of the Essex County Council to refuse planning permission for the erection of 2 detached chalets with garages on land adjoining 75 New Park Road, Benfleet. The determination of these appeals fall to me by virtue of Schedule 9 to the Town and Country Planning Act 1971 and the Town and Country Planning (Determination of appeals by appointed persons) (Prescribed Classes) Regulations 1970. I have considered all the written representations made by you and by the council and also those made by interested persons. I inspected the site on Tuesday, 21 March 1972.

2. New Park Road branches southwards at right angles from trunk road A13 at a point about 500 yards west of the light controlled junction of the trunk road and a Class II road between South Benfleet and Canvey Island to the south, and New Thundersley to the north. The road is straight and level, and about 400 yards long. It serves mixed residential properties and at its southern end it turns abruptly westwards to continue as Croft Road, on the north side of the broad level grounds of a large secondary school. The appeal land has a frontage of about 60 ft to the east side of New Park Road at its southern end, and a depth of about 150 ft. It is level, overgrown with bushes and brambles and littered with rubbish. On its north side it is divided from the garden of a modern detached house by a tall, trim, deciduous hedge, and small trees and bushes beside a barbed wire fence separate the land from a similar but larger overgrown area of land to the east. On its western and southern sides the land is open to the 6 ft wide metalled footways respectively on the west side of New Park Road and passing eastward between the site and the broad playing fields of the secondary school which extend about 150 yds east of the appeal site. Modern bungalows front the north side of Croft Road near the appeal site and the 1, 2 and 3 storey buildings of the secondary school are about 150 yds to the west on the south side of Croft Road. Across the school playing fields the roof-tops of dwellings in South Benfleet are visible to the south, at a distance of about 350 yds.

3. The main arguments advanced on your clients' behalf were: the approved development plan includes the appeal land within a 'white area' and the first review plan includes it within a proposed extension of the Metropolitan Green belt; public soil and surface water sewers are available in the adjoining roads, the roads have been made up, and the footpath constructed between the site and the extended school playing fields form a logical dividing line between the northern residential development and the effective open green belt land to the south, so that it can no longer be reasonable to withhold planning permission for the residential development of the appeal land;

Under the provisions of section 245 of the Town and Country Planning Act 1971 a person who is aggrieved by the decision given in the accompanying letter may challenge its validity by an application made to the High Court within 6 weeks from the date when the decision is given. (This procedure applies both to decisions of the Secretary of State and to decisions given by an Inspector to whom an appeal has been transferred under paragraph 1(1) of Schedule 9 to the Town and Country Planning Act 1971.)

The grounds upon which an application may be made to the Court are:-

1. that the decision is not within the powers of the Act (that is, the Secretary of State or Inspector, as the case may be, has exceeded his powers); or
2. that any of the relevant requirements have not been complied with, and the applicant's interests have been substantially prejudiced by the failure to comply.

"The relevant requirements" are defined in section 245 of the Act: they are the requirements of that Act and the Tribunals and Inquiries Act 1971 or any enactment replaced thereby, and the requirements of any order, regulations or rules made under those Acts or under any of the Acts repealed by those Acts. These include the Town and Country Planning (Inquiries Procedure) Rules 1969 (SI 1969 No 1092), which relate to the procedure on cases dealt with by the Secretary of State, and the Town and Country Planning Appeals (Determination by Appointed Persons) (Inquiries Procedure) Rules 1968 (SI 1968 No 1952), which relate to the procedure on appeals transferred to Inspectors.

The right to make an application under section 245 as a "person aggrieved" is limited to the appellant or applicant (as the case may be) and persons whose legal rights have been infringed. The local authority who are directly concerned with the case are given a similar right of appeal.

A person who thinks he may have grounds for challenging the decision should seek legal advice before taking any action.

An earlier appeal in respect of the land was dismissed under entirely different circumstances before a dwelling then standing to the south was demolished and its site incorporated in the school playing field area, and at that time the proposal was considered by the Inspector to be a 'borderline case'; Benfleet Urban District Council have led your clients to understand that development on at least the northern part of the land would eventually be permitted, and there is reason to believe that the northern area is not within the proposed green belt; the proposed development would be sensible infilling and it would put wasted land to good use, and avoid the unsightliness of its present condition.

4. The main arguments advanced on behalf of the planning authority were: the proposed green belt between New Thundersley and South Benfleet is only about 250 ft wide at this point; this thin green wedge is strategically significant for the economic siting of social facilities and other uses appropriate to a green belt and the land within it is a scarce resource which should not be depleted: the proposed development would involve an undesirable spread of development into a narrow, vulnerable wedge or green belt and would create a precedent likely to lead to further pressure for similar development into the proposed green belt; the planning authority's policy of preventing new development in the proposed green belt has frequently been supported in appeal decisions, one of which rejected proposals for the development of the appeal site; the inclusion of the appeal land within the proposed green belt enables it to contribute to the primary function of this part of the green belt, namely the separation of New Thundersley and South Benfleet, and retains it as a natural screen and border to the residential area, adding to the rural character of the public footpath along the south side of the site.

5. Three interested persons raised objections to the proposed development, broadly on the lines of the planning authority's objections.

6. From my inspection of the site and surroundings and the representations made, I am of the opinion that the determining issue is whether the proposals represent material incursions into the open area separating New Thundersley and South Benfleet. This is unusually narrow and I take the view that for this reason it must be strongly safeguarded and retained at the maximum possible width. I consider that the appeal land has an existing value and an hitherto unrealized potential value, as amenity land in association with the footpath beside the school playing field, and that it serves to impart a substantially more pleasant character to the walk available to the general public along that footpath than would be available if the land were developed. I appreciate that the land is to a degree unsightly owing to abuse and neglect, but this is largely a matter for your clients. Alternatively it is open to the planning authority to use their powers to require the condition of the land to be improved. Under all the circumstances I consider that either of your clients' two proposals would involve material incursion into the proposed green belt. I have considered the other points raised in the representations, but I find them of insufficient weight to affect my decision.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your clients' appeals.

I am Sir
Your obedient Servant

R. Woodford

R. WOODFORD DipTP MRTPI
Inspector

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. **BEN 170 71** /...../...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

XBorough

Urban District

Council of

BENFLEET

XRural District

To

Mr. N. Kies,

191 Scrub Lane, Hadleigh, Benfleet,

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your*[Outline] application to carry out the following development:-

Addition to form kitchen, bedroom, boxroom and W.C. -

191 Scrub Lane, Hadleigh.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.

Dated

SEVENTH

day of

APRIL

19

71

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES, THUNDERSLEY,
BENFLEET, ESSEX, SS7 1TF.

C. R. Mayhew

(Town Clerk)
(Clerk of the Council)

* This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. **BEN** 169 71

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

BENFLEET

To

Mrs. C.A. Willkinson,

20 West Green, Tarpots, Benfleet.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Crèche (one child) at 20 West Green, Tarpots, Benfleet.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to the Section 65 of the Town and Country Planning Act, 1968.

Dated **SEVENTH** day of **APRIL** 19 **71.**

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

JAG/MP

This will be deleted if necessary
† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

(Town Clerk)
(Clerk of the Council)

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1968).

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 123 of the Town and Country Planning Act, 1962.

(4) This permission does not incorporate Listed Building Consent unless specifically stated.

COUNTY COUNCIL OF ESSEX

*[Outline] Application No. 168/71/...../...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~
Urban District
~~Rural District~~

Council of BENFLEET

To Co-ordinated Properties Limited,

10 Norfolk Street, Strand, London, W.C.2.

In pursuance of the powers exercised by them on behalf of the County Council of Essex as local planning authority this Council, having considered your* [outline] application to carry out the following development:-

Alterations at Benfleet Garage, Adjoining 274 London Road, Hadleigh.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for † [the said development]

subject to compliance with the following conditions:-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to the Section 65 of the Town and Country Planning Act, 1968.

Dated SEVENTH day of APRIL 1971

BENFLEET URBAN DISTRICT COUNCIL,
COUNCIL OFFICES,
THUNDERSLEY, BENFLEET,
ESSEX, SS7 1TF.

C. H. R. M. Brown
3.
(Town Clerk)
(Clerk of the Council)

JAG/MP

This will be deleted if necessary

† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing of Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London, S.W.1.). The Minister has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Minister is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

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