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- 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.

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ton bloco to estimate men have been greated by the local planning ambiguity, or could not To ..... The Rev. Fr. Greenan for the Trustee of the R.C. Diocese of 

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: - Add to remove and their deserrations to be

Temporary mobile classroom - Holy Family Primary School, Kents Hill Road, Letturnary and Language Benflect. With an angelow to you do not proven and you are her targed to dismost are

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

BENFLEET URBAN DISTRICT COUNCIL.

COUNCIL OFFICES, THUNDERSLEY, BENFLEET, ESSEX, 387 1TF.

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

#### NOTES

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- (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 benefical 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).

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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.

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

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INFORTANT - ATTEMPTION IS DRAWN TO THE NOTES OVERLEAD

(Booker Thomas Town of the

Town and Country Planning General Development Orders.

24 OCT 1978

DISTRICT COUNCIL OF CASTLE POINT

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

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

Deteched 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, THERDERSLEY, BEEFLEET, ESSLX. ated 12th October, 1978

Chief Executive and Clerk

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

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

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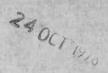
(1) If the applicant is aggreed by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Section 36 of the Town 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, \$14,808)

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 appear in 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 culmot 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 plaining 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 attached to Decision Notice Application No. BEN/BE/186/71/F



# 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.

# Reasonsi

- 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 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 imegral 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, KILM ROAD, THUNDERSLEY, BENFLEET, ESSEX.

> 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. THE TEN DOMENT IT YET VIOLENCE

(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, h 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.

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# Schedule of Conditions & Rossons. Application No. BEN/BR/186/71E.

# Conditions

- 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.
- 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 land scaping 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.
- To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.

11 4 MAR 1977

#### **TOWN AND COUNTRY PLANNING ACT 1971**

Town and Country Planning General Development Orders.

DISTRICT COUNCIL OF CASTLE POINT

To Cie H. Kenneth Clark Msq., 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, Benfluet.

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, KILM ROAD,

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 80H)

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.

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Town and Country Planning General Development Order 1973

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Benfleet, Essex.

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To Wilson Bros. (Benfleet) Ltd., OPPO NOR hard probably bounds of hour Grown by many solitors c/o H. Kenneth Clark, in the extra state of an exist program of supported and a 38 Crescent Road,

as district

In pursuance of the powers exercised by them the probability of the powers exercised by them the powers exercised by the power exerc 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

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:-

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:-

To safeguard the amenities of the adjoining occupiers.

COUNCIL OFFICES, KILN ROAD,

THUNDERSLEY, BENFLEET, ESSEX.

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Chief Executive and Clerk of the Council. SET

- (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).

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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]

and making one that the distribution of making the contraction and a first risk bear making and an approximant

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.

4.4 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 & 93 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 Flanning Acts affecting the site.

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

3. 2% obtain maximum visibility at the road junction in the interests of

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 The reasons for the foregoing conditions are as follows: elling 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.

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

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BENFLEET URBAN DISTRICT COUNCIL COUNCIL OFFICES, THUNDERSLEY, BENFLEET,

ESSEX, SS7 1TF.

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described in the application.

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

- (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).
- 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 benefical 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.

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Town and Country Planning General Development Orders 1963 to 1969 armed to vie Minister of Figures, of Logal Government, in accordance with Section 23 of the Fown and Courses Mancing Act 1962, within an months of receipt of this noise. (Appeals must be made on a form

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Borough
Urban District
Council of
Rural District
To

Messrs. Wilson Bros. (Benfleet) Ltd.,

and many and an arrangement 201 High Road, Benflect, 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: Carrior, Emosphina of the are bettern to describe a that quisted are necessarily the

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]

of described beneficial use by the currying our clarity development which has been drivened by be married, as and service per per two sections is experient base of the rich and boate of state of the control and are serviced that

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration

(3) The certain circumstances, a claim givey be based against the loss channes without the componention, where permission is refured or granted, surject to conditions by the Mint for our appeal or or a

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 W.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.

Sebenatishina Towk had Codding Phaning or 120 plan and plan of the plan 120 property Phaning or 120 plan and and treescaped before the above development hereby permitted is completed, in a manner tollamographist the the Benfacet Tybes, details of such planting to be submitted to the Benfleet U.D.C. before commencement of the works hereby permitted.

Any trees required by Conditions 6 and 9 above, dying or removed within 5 years 10. 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:-

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

In order to ensure a reasonable degree of variation whilst maintains acathetic harmony between the appearances of existing and new buildings in the area sa a whole. To obtain maximum visibility at the road junction in the interests of road safety.

4. To acreen the rear gardens in the interests of amenity.

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

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:

wehicle stands clear of the highway. 8. In order to ensure a satisfactory development.

of the building mass.

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

Dated day of 19th

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

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.

(Clerk of the Council)

- (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 benefical 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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Application No. \_\_\_\_BEN / \_\_\_184 \_/\_\_\_71 \_\_/\_\_\_\_

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#### **TOWN AND COUNTRY PLANNING ACT 1962**

Town and Country Planning General Development Orders 1963 to 1969

Urban District Council of	BENFLEST
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	Meredan Properties Ltd.,
of theorem in the first online to solve the control of the solve.	1 Old Buildings, Lincoln's Inn,
regular vallen sunstant until	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:-

with other office among elegants with the office action across the last females, and all any are these

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

for the following reasons:-

- 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 SEVENIE

day of APRII

19 71

(Town Clerk) (Clerk of the Council)

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

# 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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Application No. BEN / 183 / 71 /

#### **TOWN AND COUNTRY PLANNING ACT 1962**

Town and Country Planning General Development Orders 1963 to 1969

Boyough )		
Urban District	Council of BENFLEET	
Rural DistrictX	The or granting general will be produced on the bounds	end responded to 1981. Cital
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and don't promise.	Lincoln's Inn, London, W.C.2.	a Talass Titalo (1894) Anage

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:-

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Outline - demolition of existing and erection of three terrace houses,

14 Overton Road, Benfleet,

even a min but carried the attack of the control of the place to be the content of the test of

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

FR.

day of APRIL

BENFLEET UEBAN DISTRICT COUNCIL, .
COUNCIL OFFICES, THUNDERSLEY,

BENFLEET, ESSEX, SS7 1TF.

(Clerk of the Council)

#### NOTES NOTES

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Application No. 383 / 182 / 71 /

# **TOWN AND COUNTRY PLANNING ACT 1962**

Town and Country Planning General Development Orders 1963 to 1969

Rural District	All comments	ment, the	Selection of		SH V	Seg		4		1	
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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:-

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server, Planes As a Server and the Course of the Thronian and a server and a server and the Server

Four detached houses at 82 Sorub Lane, Radleigh.

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 SEVIENNE

day of AP

19n CYR Meal Rom

BENFLIET URBAN DISTRICT COUNCIL, COUNCIL OFFICES,

THUNDERSLEY, BENFLEET, ....

(Town Clerk) (Clerk of the Council)

JAG/MP

#### NOTES

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approval for the proposed development, or ht gram permention or soprovid subject to conditions, he have Town and Country Planning General Development Orders 1963 to 1969 Country Panning Act, 1982, within its posteries of except of this words (Apprais but Se made on a form

which is viblated from the Minister of Clouking and Local Government, Winteball, London, S.W.L., The Borough non-now the self-ned happy to astron a to greek and not because manufil with not have particular Rural District and daily mad or amongs it is language or or manufact for the interest of the street on since up, through granning level art to be sprang used well for blues them relevels becoming

Urban District Council of .....

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: at the location will be a commence of late. I have give not to retarrish any value without a grammar,

requirements to the provinces of the development order, and alteratons given under the order, The

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]

may some on the Council of the County District in which the hard sectioned, a forthweet and it requiring that

subject to compliance with the following conditions:- A The Advance of the 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

BENFLEET URBAN DISTRICT COUNCIL. COUNCIL OFFICES, THUNDERSLEY,

ER This will be deleted if necessary

BENFLEET, ESSEX, SS7 1TF.

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

- (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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INPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAD

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

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Town and Country Planning General Development Orders 1963 to 1969

all) ashio as taking a segment 213 London Road, Hedleigh.

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 Sevents day of APRIL 197

BENFLEET URBAN DISTRICT COUNCIL, COUNCIL OFFICES,

THUMBERSLEY, BENFIRET, ESSEX, SS7 1TF.

JAC/IP This will be deleted if necessary

(Clerk of the Council)

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

#### NOTES

COUNTY COUNCIL OF COSEX of Mention Anglication No.

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- 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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approval for the mapped development, or to grant permission or approval subject to conditions by nev Town and Country Planning General Development Orders 1963 to 1969

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motoring. To mile you should reside to be and the properties about a sould be written to the lang-

adl simple 136 Manor Road, Thundersley, Benfleet, Essex. est associative established Section of the Control of USes and Indiana (editional providers)

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\* [sutline] 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]

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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.

SEVENTH

ER.

BENFLEET URBAN DISTRICT COUNCIL. COUNCIL OFFICES, THUNDERSLEY,

BENFLEET, ESSEX, SS7 1TF.

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

Windian Application No.

COUNTY COUNCIL OF ESSEX

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

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(Clerk the Colonial)

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Application No.	BEN	178	71	1
Application No.			*************	************

	Town and country Timining Concern Developmen	
Rural District	GOVERN CONTRACT THE STATE OF S	approval for the proposed development, of
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planning authority the	f the powers exercised by them on behalf is Council do hereby give notice of the decision	on to REFUSE permission for the following
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and a Landa dogs to	the level out family obtains of voir files of the Mine of respectively and the Mine of the respectively of the respectively.	Leculard unicipared exerting importantial

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 FIRST day of JULY.

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

(Town Clerk)

Section 113 of the Lowe and Country Planning A. i. 1904.

(Clerk of the Council)

# Town and Country Promise Of STON Stormer Country Country of the own

TOWN AND COUNTRY TEAMING ACT 19600

COMMITY COMMCILIAN RESERVE

Application N. 1801 . P. 180-

- (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.

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Town and Country Planning General Development Orders 1963 to 1969

Berough
Urban District
Rural District
To Mr. F. Warman,

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,

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.

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.

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

4 700 77

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BENFLEET URBAN DISTRICT COUNCIL, COUNCIL OFFICES, THUNDERSLEY, BENFLEET, ESSEX, 337 1TF.

(Clerk of the Council)

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\* 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

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- (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 benefical 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.

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

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of appeal. The himster is not required to entertain an appeal if it appears to him true pen Xisnizi Israel Proposed development and have been granted by the local planning nutbority, or could not have been set he hand what too billion so, which the tentings a To ot. hass. Mr. H. C. Smith, north and the contract of the state and the state of th

36 Tudor Boad, 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:- I add to remove out this destination that the subject to retain World of the drive granted

alders by shows as longer but state sufficient to the state of your care to a significant and the control of th may serve on the Council of the County District in which the bent restrained a purchase notice requiring that

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

connection, where pornission is refused or granted subject to conditions by the Minister on appeal of on a

referença ali an appliantion to but. The discurrences is which can defripensation is covable in set out in subject to compliance with the following conditions:- The state of the

- 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 The reasons for the foregoing conditions are as follows: ereby approved.
- 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

day of

BENEFLEET URBAN DISTRICT COUNCIL COUNCIL OFFICES,

THUNDERSLEY, BENFLEET, ESSEX, SS7 1TF.

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

COUNTY CHUNCIL OF ESSEX

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

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NAME OF

(Rev. 4/70)

# TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

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proposed development could not have been granged by the local philipping authority, or could not have been so

To ....Mr. E.J. Vigors, ........... ently teles and remain many and track the Road has

requirements, to the provisions of the development 211 Cakfield Example, 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\* foutlined application to carry out the following development:- if and to serve and have men moved

and harding of the out of the first principle of the continue of the second which have been a supplied to

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:-The development hereby permitted shall be begun on or before the expiration of five 1. years beginning with the date of this permission.

controllers in when permission is retused up practice subject to conditions by the Misulater on appeal or only

- There shall be a maximum height of 6" between the sill level of the window in the 2. front dormer and the point where the dormer breaks above the roof tiles.
  - 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.
- In order to ensure that there is no necessity for cladding to the dormer below the sill leve, 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

APRIL.

BENFLEET URBAN DISTRICT COUNCIL, COUNCIL OFFICES, THUNDERSLEY, BENFLEET, ESSEX, 387 1TF. . . .

(Clerk of the Council)

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

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COUNTY COUNTY OF BESEN

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- 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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IMPORTANT - A CTENTION IS DRAWL'TO THE MOTHS OVERLEAD

Town and Country Planning General Development Orders 1963 to 1969

Berough
Urban District
Council of ... BANTANT
Land District
To have a land of the P-Allgood, at the land of the la

edil and on the party of "Mountview", Rhoda Road, Benflest.

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 - "Nountview", 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]

(5) In contain ourse affects. A data have be made legal as the local planning a mostly for a

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. 191.

BENFLEST URBAN DISTRICT COUNCIL, COUNCIL OFFICES, THUNDERSLEY, BENFLEET.

ESSEX, SS7 1TF.

(Town Clerk)
(Clerk of the Council)

This will be deleted if necessary

DIRECTOR !!

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

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SOUTH SELECTION

approval for the proposed development or to again permission or approval adjusted to continuous, its may Town and Country Planning General Development Orders 1963 to 1969

which is obtainable from the Mindret of Housing and Local Government, Whitehall, London, 5,W.1

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25 Newton Perk 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:- a service conveyed time incommerced tasked have publically to remaining the years unrealing animals

Lounge extension at 25 Newton Fark 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.

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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

BENFLAST URBAN DISTRICT COUNCIL COUNCIL OFFICES, THUNDERSLEY, BENFLEET,

ESSEX, SS7 1TF.

(Clerk of the Council)

JAG/18P This will be deleted if necessary

COUNTY COUNCIL OF BSSEX

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

(Division of the Council)

COUNTY COUNCIL OF ESSEX	*[Outline] Application No	BEN / 172	/ 71 /

Town and Country Planning General Development Orders 1963 to 1969 Country, Planette, Act 1961, within six months of racelet of rule source. (Appeals mistion made on a form

which is obtainable from the Mielice; of Housing and Local Coversingn Whitehall London S.W.(1), In Rural District may put minior excupe to be means in which are of beinger tun at local M and lesque to

Borough Council of ... BISHELEET ....... Borough woll as associated assembly Urban District

requirements, to the provision of the development order, and to any discussions given under the order The ber over the property of the 299A. Benfleet Road, Benfleet.

Section 23 of the Industrial Development Act 19664 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:- a sub le serve sub una l'heme escol use I but quisquell de rotateur sub de le visitable grandique

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

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

(3) In exitain gavennessness a clean may be made against the bard planning suthertly componsation, where permission is retused or granted scoped to condition by the Minister on appeal or one

may serve on the Council of the Councy Durenet in which the lead is situated a proclass notice requiring that

reference of an application to him. The circumstances in winds such compensation is play able are set out its subject to compliance with the following conditions: - 381 15 Againment 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

BENFLEET URBAN DISPRIOT COUNCIL. COUNCIL OFFICES,

THUNDERSLEY, BENFLEET, ESSEX, SS7 1TF.

Jac This will be deleted if necessary

COUNTY COUNCIL OF ESSEX

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

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IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OXERLIGAE.

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Application No.	157539	1 111	1 12	1
Application No.	**************	**************		

Town and Country Planning General Development Orders 1963 to 1969

Borough Urban District Rural District	Council of
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And American	39 Hillway, Westcliff-on-Sea, Essex.
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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:-

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

the section of the contract of

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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	28th	day of	APRIL,	1971.	04	R(	Mean	Biran	
COUNCIL	THE OFFICES, DLEY, BENFLEY SS7 1TF.		CIL,		(Town Clerk)		-6/		3,

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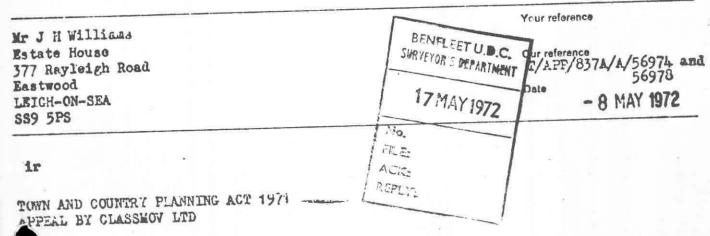
- approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with Section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made 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.

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

Telephone 01-834 8540 Ext /161



- 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 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 permission for the erection of 2 detached chalets with garages on land adjoining 75 New Park Road, Benfleet. The determination of these appeals falls to me by virtue of 3 checule 3 to the Town and Country Flanning Act 1971 and the Town and Country Planning 3 checule 3 to the Town and Country Flanning Act 1971 and the Town and Country Planning (Determination of appeals by appointed persons) (Prescribed Classes) Regulations 1970. (Determination of appeals by appointed persons) (Prescribed Classes) Regulations 1970. also those made by interested persons. I inspected the site on Tuesday, 21 March 1972.
- 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 orth. 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 shool. The appeal Land has a frontage of about 60 ft to the east side of New Park Road t 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 tell, trim, decidnous hedge, and small trees and bushes beside a barbed wire fence separate the land from a similar but larger overgrown eros of land to the east. On its wastern and southern sides the land is open to the 6 ft wide metalled footmays 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 cast of the appeal site. Modern bungalows front the north side of Croft Road near the appeal site and the 1, 2 and 1 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 Benfloet are visible to the south, at a distance of about 350 yds.
  - 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 pels; 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 forms a logical dividing line between the northern residential development and the effective open green belt land to the scuth, so that it can no longer be reasonable to withhold plauning 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.

earlier appeal in respect of the land was dismissed under entirely different from tances before a dwelling then standing to the south was demolished and its incorporated in the school playing field area, and at that time the proposal as considered by the Inspector to be a 'borderline case'; Benfleet Urban District founcil have led your clients to understand that development on at least the forthern 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.

- 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 bressure for similar development into the proposed green belt; the planning authority's policy of preventing new development in the proposed green belt has equently 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 Scuth 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.
- 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 wast 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 amonity 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 be general public along that footpath than would be available if the land were weloped. 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. considered the other points raised in the representations, but I find them of insufficient weight to affect my decision.
- For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your clients' appeals.

I am Sir Beur obedient Servant

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Town and Country Planning General Development Orders 1963 to 1969

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Urban District Council of ..... RAPLET. ....

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191 Scrub Lane, Hadleigh, Benfleet,

much is obtained from the Williams of Handridge and Lord Covernment, Whitehalf, Lordon, S.W.

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\* fourties application to carry out the following

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]

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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

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

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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or mand small for place to the data and the desired and of her being mend swart for the control has represented by the control of the control

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:- 1 330 to recent out and memory of those three many of the recent of the year of the gridnesic

Creche (one child) at 20 West Green, Tarpote, 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]

compensation, where permission is educed on granted subject the conditions by the Minister on appeal or an is

subject to compliance with the following conditions: - WIL 30 A game of the base of the state of

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.

(Clerk of the Council)

BENFLEET URBAN DISTRICT COUNCIL. COUNCIL OFFICES.

THUNDERSLEY, BENFLEET,

ESSEX. SS7 1TF.

This will be deleted if necessary

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Borough can for liew and Just leading to not Rural District mon tall min of suspens to it beings me advisance of beduten ton it remains oull alongs by

To ... . Co-ordinated Properties Limited. ......

10 Norfolk Street, Strend, London, V.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\* [author] application to carry out the following development: - in the server of the a transmission from the consent to easier the orthogon residues and the consent to

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]

mierance of an application to him. The elections to which such compensation is payable are sel 3on to 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 SEVENDE

(Clerk of the Council)

BENFLEET URBAN DISTRICT COUNC COUNCIL OFFICES,

THURDERSLEY, BENFLEET. ESSEX, SS7 1TF.

This will be deleted if necessary

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