

COUNTY COUNCIL OF ESSEX

Application No. **BEN**...../.....**13**...../.....**72**...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~  
Urban District } Council of **BENFLEET**  
~~Rural District~~ }  
To **Messrs. D.C. & J.E.G. Lazell,**  
**312 London 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 do hereby give notice of the decision to REFUSE permission for the following development:-

**Outline - Ten semi-detached houses with garages - corner Bowers Road and Downer Road, Benfleet.**

for the following reasons:-

1. 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.
2. The site is within an area intended for use as a new Infants School and additional playing fields for Benfleet Holy Family R.C.(Aided) Junior School.

Dated **TWENTY-THIRD** day of **FEBRUARY,**

19**72**.

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

*C. H. Mey Brown*  
(Town Clerk)  
(Clerk of the Council)

3.

## NOTES

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

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

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



COUNTY COUNCIL OF ESSEX

\*[Outline] Application No. ....12...../.....72...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of .....

To

Mr. R. Watson,

7 Chase Close, Thundersley, 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:-

Erect detached house and garage - Bramble 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:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. No gate, fence, wall or other means of enclosure shall be erected, constructed or planted between the proposed building and the highway boundary without the prior approval of the local planning authority (save as provided for in Conditions 3 & 4 above).
3. The elevations of the building(s) hereby permitted 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.

The reasons for the foregoing conditions are as follows:-

4. Details of planting along the site boundaries between the building(s) and the highway boundary to be carried out before occupation of the building(s) hereby approved shall be submitted to the Benfleet U.D.C. before commencement of the works hereby approved.
5. No trees shall be removed from the site without the prior permission, in writing of the Benfleet U.D.C.
6. Details of ornamental trees, which shall be planted before occupation of the dwelling(s) 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. Any trees dying or being removed within five years of planting shall be replaced by a tree of similar size and species by the applicant or the applicant's successor in title.

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. To ensure satisfactory development and to safeguard the amenities of the surrounding area and the occupiers of the proposed dwelling(s).
3. 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.

The reasons for the foregoing conditions are as follows:-

4. 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.
5. In order to safeguard the visual amenities of the area by ensuring that there is a minimum of disturbance to the natural growth on the site which is part of its natural character and charm.
6. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.
7. In order to ensure the proper planning and layout of the area.

Dated TWELFTH day of JANUARY 1972.

BENFLEET URBAN DISTRICT COUNCIL,  
COUNCIL OFFICES, KILN ROAD,  
BENFLEET, ESSEX, SS7 1TF.

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

\* This will be deleted if necessary

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

## NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing 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.

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

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COUNTY COUNCIL OF ESSEX

\*[Outline] Application No. ~~1000~~ **11** **72** / .....

**TOWN AND COUNTRY PLANNING ACT 1962**

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~

Urban District

~~Rural District~~

Council of **BENFLEET**

To **Mr. B. Herbert,**

**11 Eastleigh Road, Benfleet.**

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

**Garage and dining room with two bedrooms over - 11 Eastleigh Road, S. Benfleet.**

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

subject to compliance with the following conditions:-

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

The reasons for the foregoing conditions are as follows:-

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

Dated **TWELFTH** day of **JANUARY,** 19 **72.**

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

*C. R. May Brown*  
(~~Town Clerk~~)  
(Clerk of the Council) **3.**

\* This will be deleted if necessary

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

## NOTES

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

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

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

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



COUNTY COUNCIL OF ESSEX

Application No. **BEN 10 72** / .....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~  
~~Urban District~~ } Council of **BENFLEET**  
~~Rural District~~ }  
To **The Secretary,**  
**Broom Bros. (Builders) Ltd.,**  
**34 Eastwood Road,**  
**Rayleigh, Essex.**

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

**Temporary timber single-storey building to be used as builders' workshop - land at rear of Arcadian Gardens, Hadleigh.**

for the following reasons:-

1. The site is outside the areas allocated primarily for industrial or commercial purposes in the County Development Plan and, moreover, within an area allocated primarily for residential purposes in the County Development Plan.
2. A workshop on the site, which is surrounded by wholly residential development, would cause undue disturbance to neighbouring residents and loss to their residential amenities by reason of noise and traffic calling at the site.

Dated **FIFTEENTH** day of **MARCH**

1972

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

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

3.

ER. ....

## NOTES

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

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

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



COUNTY COUNCIL OF ESSEX

Application No. ~~888~~ / 9 / 72 / A

**TOWN AND COUNTRY PLANNING ACTS, 1962 to 1968**

**Town and Country Planning General Development Orders, 1963 to 1969**

~~Borough~~

Urban District

Council of

~~BENFLEET~~

~~Rural District~~

To

**T.G. Wood (Builders) Ltd.,**

**12, Letzen Road,**

**CARVEY ISLAND.**

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 their decision to APPROVE THE DETAILS of the following development which were reserved for subsequent approval, in the planning permission granted

on 2nd February, 1972 in respect of Outline Application No. BEN/9/72

at 43 Vicarage Hill, Benfleet.

in accordance with the following drawings submitted by you:—

**One detached house and one chalet - 43 Vicarage Hill, South Benfleet,**

subject to compliance with the following conditions:—

1. The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.
2. The external cladding features to the first floor sections of the proposed dwellings shall be tile hung and shall match the tiles used on the roof of the proposed properties.
3. 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. Any trees dying or being removed within five years of planting shall be replaced by a tree of similar size and species by the applicant or the applicant's successor in title.

The reasons for the foregoing conditions are as follows:—

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971, and in order to encourage an early start to the development having regard to the considerable demand for additional housing accommodation over the country as a whole.
2. In the interests of the character and appearance of the properties and the locality.
3. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.

Dated 21st day of February, 1973.

**BENFLEET URBAN DISTRICT COUNCIL,**

**COUNCIL OFFICES, KILN ROAD,**

**THUNDERSLEY, BENFLEET. SS7. 1PF.**

*C. H. Kemp*  
(Town Clerk)  
(Clerk of the Council)

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to approve the details of the proposed developments, subject to conditions, he may appeal to the Minister of Housing and Local Government, Whitehall, London, S.W.1. in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister is not, however, required to entertain such an appeal if it appears to him that approval of the details of the proposed development 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 17 and 18 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 BYE-LAWS (unless this has already been done or they are exempted therefrom).



COUNTY COUNCIL OF ESSEX \* [Outline] Application No. BEN / 9 / 72 / .....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Benfleet~~  
Urban District Council of BENFLEET  
~~Rural District~~

To Mrs. Ingram,  
43 Vicarage Hill, 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:-

**Outline - demolition of 43 Vicarage Hill and erect  
two detached dwellings, South Benfleet,  
Amended plans received 21.1.1972.**

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 may only be carried out in accordance with details of the siting, design and external appearance of the buildings and the means of access thereto (hereinafter called "the reserved matters"), the approval of which shall be obtained from the Local Planning Authority before the development is begun.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority within three years beginning with the date of this outline permission.
3. The development hereby permitted shall be begun on or before whichever is the later of the following two dates - (a) the expiration of five years beginning with the date of the outline permission; or (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

Details of ornamental trees, which shall be planted before occupation of the dwellings hereby approved, shall be shown on the reserved details required in Condition 1 above. Any trees dying or being removed within five years of planting shall be replaced by a tree of similar size and species by the applicant or the applicant's successor in title.

The reasons for the foregoing conditions are as follows:-

- 1.2.43. The particulars submitted are insufficient for consideration of the details mentioned, and also pursuant to Section 66 of the Town and Country Planning Act, 1968.
4. In order to introduce a degree of natural relief in contrast to the hardness of the building mass,

Dated SECOND day of FEBRUARY 19 72.

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

*C. R. May*  
(Town Clerk)  
(Clerk of the Council) 3.

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

## NOTES

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

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

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

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



BEN/998/72  
CC/BEN/8/72 ✓

Provision of additional office accommodation  
in permanent construction.  
London Road/Kenneth Road, Thundersley.

Permission deemed to be granted under  
Regulation 11 of the Town & Country  
planning General Regulations 1969.

29th November, 1972

COUNTY COUNCIL OF ESSEX

\*[Outline] Application No. BEN 8 72 /...../...../.....

## TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

BENFLEET

To

Mr. B.P. Day,

44 Woodcote Way, 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:-

Garage - 44 Woodcote Way, Benfleet.

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

subject to compliance with the following conditions:-

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

The reasons for the foregoing conditions are as follows:-

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

Dated TWELFTH day of JANUARY, 1972.

BENFLEET URBAN DISTRICT COUNCIL,  
COUNCIL OFFICES,  
KILN ROAD, BENFLEET, SS7 1TF.

*C. H. May Brown*  
(Town Clerk)  
(Clerk of the Council)

\* This will be deleted if necessary

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



## NOTES

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

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

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

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

COUNTY COUNCIL OF ESSEX

\*[Outline] Application No. BEN 6 72 / / /

## TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Council of

BENFLEET

Rural District

To

The Secretary, D.S. Bolt &amp; Sons Ltd.,

'Halcon', Runwood Road, Canvey Island, 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:-

**New shop front and use as Estate Agents - Unit 1, 130 High Street,  
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 Section 65 of the Town and Country Planning Act, 1968.
2. In order to safeguard the amenities of the area.

Dated

TWELFTH

day of

JANUARY

19

72.

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

*C. H. May Brown*  
(Town Clerk)  
(Clerk of the Council)

ER.

\*

This will be deleted if necessary

†

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



## NOTES

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

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

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

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

COUNTY COUNCIL OF ESSEX

\*[Outline] Application No. BEN 5 72 / .....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~  
~~Urban District~~ Council of BENFLEET  
~~Rural District~~

To Mr. R. Carrington,  
61 Glenmere Park Avenue, Thundersley, 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:-

**Garage - 61 Glenmere Park Avenue, Thundersley.**

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

subject to compliance with the following conditions:-

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

The reasons for the foregoing conditions are as follows:-

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

Dated 12TH JANUARY day of JANUARY 1972.

BENFLEET URBAN DISTRICT COUNCIL,  
COUNCIL OFFICES,  
KILN ROAD, BENFLEET,  
SS7 1TF.

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

\* This will be deleted if necessary

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



## NOTES

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

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

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

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

## TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

Borough

Urban District

Rural District

Council of

BENFLEET

Mr. W. Whale, 37 Southend Road, Hockley, Essex.

To

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:-

Two detached houses and garages - St. Marys Cottages, Hart 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:-

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 permitted 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. The buildings hereby permitted shall be resited in the positions shown hatched in black on the plan returned herewith.
5. The covered area attached to the garage and projecting in front of the dwelling on Plot 2 shall be deleted and the garage attached to the side of the house.
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. Any trees dying or being removed within five years of planting shall be replaced by a tree of similar size and species to the applicant or the applicant's successor in title.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.
2. In order to ensure a reasonable degree of variation whilst maintaining aesthetic harmony between the appearances of existing and new buildings in the area as a whole.
3. To obtain maximum visibility at the road junction in the interests of road safety.
4. In order to ensure the proper planning and layout of the area.
5. In order to enable the house and garage on Plot 2 to be brought forward into the street scene in the interests of visual amenity and of the occupiers of the dwelling on Plot 2 who would otherwise find themselves somewhat isolated from the street scene.
6. In order to introduce a degree of natural relief in contrast to the hardness of the building mass.

Dated TWELFTH

day of JANUARY

1972.

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

C/R Clegg Brown

(Town Clerk)  
(Clerk of the Council)

\* This will be deleted if necessary

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



## NOTES

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

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

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

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

(Town Clerk)  
(Clerk of the Council)

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CC/BEN/3/72

Provision of one relocatable Classroom  
New Thundersley,  
Robert Drake County Primary.  
Church Road, New Thundersley, Benfleet.  
(Until 10.2.77)

Permission deemed to be granted under  
Regulation 11 of the Town & Country Planning  
General Regulations 1969.

Date of Decision 20.6.72



COUNTY COUNCIL OF ESSEX

\*[Outline] Application No. **BEN** / **3** / **72** / .....

**TOWN AND COUNTRY PLANNING ACT 1962**

Town and Country Planning General Development Orders 1963 to 1969

Borough  
Urban District  
Rural District  
XXXXXXXX

Council of ..... **BENFLEET** .....

To ..... **Mrs. J. Wood,** .....

..... **60 Kenneth Road, Thundersley, 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:-

**Child minding - 60 Kenneth 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:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. This permission shall relate to the reception of one child only.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 65 of the Town and Country Planning Act, 1968.
2. In order to comply with the conditions laid down by the Medical Officer of Health.

Dated **TWELFTH** day of **JANUARY** 19**72**.

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

*C. R. Mayhew*  
(Town Clerk)  
(Clerk of the Council) **3.**

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

## NOTES

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

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

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

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



BEN/2/72

APPEAL DISMISSED ON 14.2.73

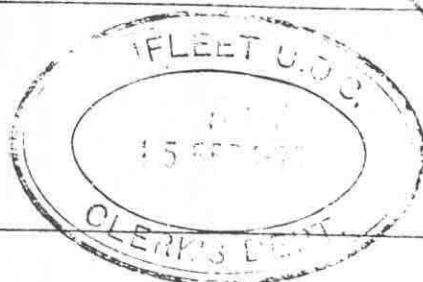


Department of the Environment  
Caxton House Tothill Street London SW1H 9LZ

BENFLEET U.D.C.  
SURVEYOR'S DEPARTMENT  
19 FEB 1973  
Telephone 01-834 8540 Ext 461

10/7/328

V E Shield Esq  
College House  
117b High Street  
Braintree  
Essex



Your reference

VES/ADB

Our reference

T/APP/837A/A/64915/P3

Date

14 FEB 1973

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY HIGH MOUNT PROPERTIES LTD

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Benfleet Urban District Council, acting on behalf of the Essex County Council, to refuse planning permission for the erection of four bungalows at Bowers Road, South Benfleet. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on Wednesday 10 January 1973.

2. From my inspection of the site and surroundings and the representations which have been made it appears to me that the principal matter for consideration is how the proposed development would relate to the built up areas of Thundersley and Benfleet and the open country which still separates them.

3. The site lies on the inner corner of the rectangular shaped area, at times little more than a strip, of rural or semi-rural land which separates the Thundersleys from Benfleet and New Thundersley from Thundersley. This area forms part of a proposed extension of the Metropolitan Green Belt and, bearing particularly in mind its strategic position between these built up areas, I have no reason to question its inclusion for the time being pending a decision on the green belt proposals as a whole. Nevertheless it is true, as you have pointed out, that the site is very close to the built up area of Downer Road and that there has already been some residential development on this (northern) side of Bowers Road, although the south side is open country with only an occasional dwelling. I also agree that your proposal would complete the line of buildings along Bowers Road between Downer Road and Rhoda Road. Compared with their neighbours these four houses would have a narrow frontage on what is at present an unmade country track, as is also Rhoda Road to the east. In my opinion such a development would impair the semi-rural aspect and visual amenities which this stretch of the road now possesses; it would consolidate the intermittent and sporadic development which has already taken place and would intrude to some degree upon the open and undeveloped land which now separates the built up areas. I therefore see no good reason why an exception should be made in this case to the normal green belt policy, which restricts residential development in other than exceptional circumstances. I have taken account of all the points which you have advanced in favour of these proposals but they are in my opinion of sufficient strength to outweigh the reasons in favour of the decision.

4. For the above reasons, and in exercise of the powers transferred to me,  
I hereby dismiss this appeal.

I am Sir  
Your obedient Servant

*J. M. Kisch*

J. M. KISCH, CMG  
Director



Department of the Environment  
2 Marsham Street, London SW1P 3EB.

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 1969 (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.

COUNTY COUNCIL OF ESSEX

Application No. **BEN**...../**2**...../**72**...../.....

TOWN AND COUNTRY PLANNING ACT 1962

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~  
~~Urban District~~ } Council of **BENFLEET**  
~~Rural District~~ }  
To **High Mount Properties (Ilford) Ltd.,**  
**255, Cranbrook Road, Ilford, Essex.**

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

**Outline - four bungalows - Bowers Road, South Benfleet.**

for the following reasons:-

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

Dated **SECOND** day of **FEBRUARY**

19 **72.**

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

*C. H. May Brown*  
(Town Clerk)  
(Clerk of the Council)



## NOTES

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

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

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

COUNTY COUNCIL OF ESSEX

~~[Outline]~~ Application No. **BEN 1 72** / / /

**TOWN AND COUNTRY PLANNING ACT 1962**

Town and Country Planning General Development Orders 1963 to 1969

~~Borough~~

~~Urban District~~

~~Rural District~~

Council of **BENFLEET**

To **Mr. Vail,**

**430 London Road, Thundersley, Benfleet,**

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

**Extension of bedroom and lounge - 430 London Road, Thundersley,**

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

subject to compliance with the following conditions:-

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

The reasons for the foregoing conditions are as follows:-

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

Dated **TWELFTH** day of **JANUARY** 19 **72.**

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

*C. R. May Brown*  
(Town Clerk)  
(Clerk of the Council) **3.**

ER. \* This will be deleted if necessary

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

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**



## NOTES

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

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

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

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