

## SCHEDULE OF CONDITIONS AND REASONS

CPT/724/74.

### 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. 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

3. No development of the type specified in Section 1 of Class 1 of Schedule 1 of the Town and Country Planning General Development Order 1973 shall be carried out without the permission of the Castle Point District Council.

### REASONS

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. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
3. The site of the development hereby approved is restricted in size, and additional development could result in an unacceptable diminution in privacy or private open space standards.

~~Outline~~  
Full

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District  
Council of **CASTLE POINT**

To . . . **Buckner and Tillett (Builders) Limited,**  
"Avril", Kolberg Road, Canvey Island, Essex.  
as district

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

**Erection of 1 2-bedroom bungalow and garage at plot 1, St. Annes  
Church Site, Gainsborough Avenue, Canvey Island.**

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 separate sheet.**

The reasons for the foregoing conditions are as follows:-

**See separate sheet.**

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

Dated 15th October 1974  
Signed by *[Signature]*  
(~~XXXXXX~~) 3.

Note! This permission does not incorporate Listed Building Consent unless specifically stated. **Chief Executive and 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 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, 2 Marsham Street, London, S.W.1.). 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.

CPT/723/74

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. A 1.8m. (6'0") close boarded screen fence shall be erected and maintained in the positions indicated green on the plan returned herewith, prior to completion and occupation of the development hereby approved.
3. A scheme of landscaping including details of all hedges, planting and tree planting to be carried out, together with details of all trees and other natural vegetation to be retained on site shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved; such landscaping scheme to be implemented prior to completion and occupation of the said development.

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

Reasons

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To safeguard the privacy and amenities of both this and adjoining properties.
3. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.



Application No. **CPT 722/74**

**TOWN AND COUNTRY PLANNING ACT 1971**

**Town and Country Planning General Development Order 1973**

**District**

**Council of**

**CASTLE POINT**

**To B. Bennett Builders,**

**at**

**205 Vicarage Hill, Benfleet, Essex.**

**as district**

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

on **15th October,** 19 **74** in respect of Outline Application No. **CPT/722/74**

at **16 Ouida Road, Canvey Island**

in accordance with the following drawings submitted by you:—

**Details of erection of 2 1-bedroom bungalows and garages**

~~subject to compliance with the following conditions:—~~

**Note:** Your attention is drawn to Condition 5 of the consent dated 15th October, 1974.

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

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

Date **17th December, 1974**

*C. R. Chief Clerk*

~~XXXXXX~~

~~XXXXXX~~

**Chief Executive and Clerk of  
the Council.**

IMPORTANT—ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## NOTES

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

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



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District **CASTLE POINT**  
Council of .....

To ..... **B. Bennett (Builders),** .....

..... **205 Vicarage Hill, Benfleet, Essex.** .....  
**as district**

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

**Demolition - erection of 2 1-bed. bungalows and garages at  
16 Guida Road, Canvey Island.**

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 separate sheet.**

The reasons for the foregoing conditions are as follows:-

**See separate sheet.**

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

Dated .....  
Signed by ..... **15th October 1974** .....

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~  
**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, 2 Marsham Street, London, S.W.1.). 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.



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 district planning authority before the development is begun.
2. Application for approval of the reserved matters shall be made to the district planning authority within two years beginning with the date of this permission.
3. The development hereby permitted shall be begun not later than whichever is the later of the following dates:-
  - (a) The expiration of three years from the date of this permission; or
  - (b) The expiration of one year 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.
4. No development of the type specified in Section 1 of Class I of Schedule I of the Town and Country Planning General Development Order 1973 shall be carried out without the permission of the Castle Point District Council.
5. 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.
6. A screen ~~wall~~ fence of a type to be approved by the District Council shall be erected along the rear boundary of the site before the dwellings are occupied.

Reasons - see page 2.

GP/722/74 continued

Reasons

1. The particulars submitted are insufficient for consideration of
2. the details mentioned and also pursuant to Section 42 of the
3. Town and Country Planning Act 1971 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.
4. The site of the development hereby approved is restricted in size, and additional development could result in an unacceptable diminution in privacy or private open space standards.
5. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
6. To ensure a satisfactory standard of privacy.



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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~~XXXXXX~~  
~~XXXXXX~~

District CASTLE POINT  
Council of .....

To Mr. P. Allgood,  
Mount View Lodge,  
Rhoda Road, Benfleet.

as district

In pursuance of the powers exercised by them ~~XXXXXX~~ planning authority this Council, having considered your\* [Outline] application to carry out the following development:-

Alterations and additions at Mount View Lodge, Rhoda Road, Benfleet.

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

subject to compliance with the following conditions:-

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

The reasons for the foregoing conditions are as follows:-

This condition is imposed pursuant to Section 41 of the Town and Country Planning Act, 1971.

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

Dated 17th December, 1974.

Signed by

~~XXXXXX~~  
~~XXXXXX~~

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, 2 Marsham Street, London, S.W.1.). 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.



~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

Application No ~~CPT~~ ...../....720.../..74...../.....

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

District

Council of .....CASTLE POINT.....

To .....Mr R. King,.....  
.....35 Downer Road North, South Benfleet, Essex.....

as district

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

Demolition - erection of 2 2-bedrooms/semi-detached bungalows with  
garages at 12 Avon Road, Canvey Island.

for the following reasons:-

1. The buildings as shown are excessive in area in relation to the area of land available for redevelopment, thereby reducing the private rear amenity space at the rear to an unacceptable degree.

Dated 5th day of November 1974

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

*C. R. C. King*  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
Chief Executive and Clerk  
of the Council.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, 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, 2 Marsham Street, London, S.W.1.). 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, 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.



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District **CASTLE POINT**  
Council of .....

To **R. King Esq.,**  
**35 Downer Road North, South Benfleet, Essex.**

as district

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

**Demolition - erection of 3 1-bed. bungalows with garages at "St. Roma",  
Church Parade, Canvey Island.**

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 separate sheet.**

The reasons for the foregoing conditions are as follows:-

**See separate sheet.**

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

Dated **15th October 1974**  
Signed by *[Signature]*

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

Note! This permission does not incorporate Listed Building Consent unless specifically stated. **Chief Executive and 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 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, 2 Marsham Street, London, S.W.1.). 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.

COUNCIL OFFICES, KILN ROAD,  
THURROSBURY, BARNSTAPLE, DEVON.

XXXXXXXXXX  
XXXXXXXXXXXXXX  
Chief Executive and Clerk  
of the Council.



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 district planning authority before the development is begun.
2. Application for approval of the reserved matters shall be made to the district planning authority within two years beginning with the date of this permission.
3. The development hereby permitted shall be begun not later than whichever is the later of the following dates:-
  - (a) The expiration of three years from the date of this permission; or
  - (b) the expiration of one year 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.
4. No development of the type specified in Section 1 of Class I of Schedule I of the Town and Country Planning General Development Order 1973 shall be carried out without the permission of the Castle Point District Council.
5. A 1.8m. (6'0") close boarded screen fence shall be erected and maintained in the positions indicated green on the plan returned herewith, prior to completion and occupation of the development hereby approved.

Reasons

1. The particulars submitted are insufficient for consideration of the 2 & details mentioned and also pursuant to Section 42 of the Town and
3. Country Planning Act 1971 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.
4. The site of the development hereby approved is restricted in size and additional development could result in an unacceptable diminution in privacy or private open space standards.
5. To safeguard the privacy and amenities of both this and adjoining properties.

~~COUNTY COUNCIL OF ESSEX~~ \*~~Outline~~ Application No. ~~CPT~~.../...**718**.../...**74**.../.....

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

**District**

Council of ..... **CASTLE POINT** .....

To ..... **Mr J.W. Crabb** .....

..... **4 Homefields Avenue, South Benfleet, Essex.** .....

**as district**

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 2-bedroomed bungalow and garage at site adjacent to 4 Homefields Avenue, South 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 schedule attached.**

The reasons for the foregoing conditions are as follows:-

**See schedule attached.**

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

Dated ..... **5 November 1974** .....

Signed by

~~(Signature)~~

~~(Signature)~~

**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.

**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 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, 2 Marsham Street, London, S.W.1.). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1965 and Section 23 of the Industrial Development Act 1966).

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

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

## SCHEDULE OF CONDITIONS AND REASONS

### 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. 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 applicant's successor in title.

3. Details or samples of all materials to be used on the external elevations of the development proposed shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved.

### REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
3. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.

5 November 1974



~~COUNTY COUNCIL OF ESSEX~~

Application No. ... ~~GPT~~ ... /... **717** ... /... **74** ... /...

**TOWN AND COUNTRY PLANNING ACT 1971**

Town and Country Planning General Development Order 1973

~~XXXXXXXXXX~~

**District**

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

Council of ... **CASTLE POINT** ...

To ... **P. and D. Developments,** ...

... **Gosses Farm, Maltings Lane, Battlesbridge, Essex.** ...

**as district**

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

**Erection of 2-bedroomed bungalow with garage at site adjoining "El Arish", Yamburg Road, Canvey Island.**

for the following reasons:-

- X. The building as shown is excessive in size for the area of land available for redevelopment, thereby reducing the private amenity area at the rear to an unacceptable degree.

Dated **5th** day of **November**

19**74**

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

*C. J. R. Mayhew*  
~~(XXXXXXXXXX)~~  
~~(XXXXXXXXXX)~~

**Chief Executive and 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, 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, 2 Marsham Street, London, S.W.1.). 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, 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.



~~XXXXXXXXXXXXXXXXXXXX~~

Application No. . . . . CPT . . . . . 716 . . . . . 74 . . . . .

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

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

District

Council of . . . . . CASTLE POINT . . . . .

To . . . . . Mr. Poulson,  
. . . . . 48 Heideburg Road, Canvey Island, Essex.

as district

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

Demolition - erection of 2 1-bed. bungalows with garages at 49 Crescent  
Road, Canvey Island.

for the following reasons:-

The buildings as shown are excessive in area in relation to the area of  
land available for re-development, thereby reducing the private amenity  
space at the rear to an unacceptable degree.

Furthermore, the siting of the garages precludes satisfactory car  
parking spaces, satisfactory visibility splay at the road junction and  
further reduces the amenity spaces to the properties.

Dated . . . . . 5th . . . . . day of . . . . . November . . . . . 19 . . . . . 74

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

*C. H. May*  
~~XXXXXX~~  
~~XXXXXXXXXXXX~~  
Chief Executive and Clerk  
of the Council.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, 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, 2 Marsham Street, London, S.W.1.). 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, 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.



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

**District**  
Council of CASTLE POINT

To Castle Point Construction Limited,  
Helden Avenue, Canvey Island.  
**as district**

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 detached house and garage at land between 323 and 333  
Benfleet 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:-

**See attached sheet.**

The reasons for the foregoing conditions are as follows:-

**See attached sheet.**

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

Dated 5th November, 1974.

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

**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, 2 Marsham Street, London, S.W.1.). 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.



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. 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.

3. The access and crossing shall be laid out in accordance with the attached sketch and any gates shall be erected a minimum of 14 ft. from the channel of the main road.
4. A vehicular turning space shall be provided within the site.
5. A 16' x 8' hardstanding for vehicles shall be provided within the site convenient to the front door of the dwelling.
6. The gradient at the access shall not exceed 1 in 10.

Reasons

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To ensure a satisfactory development incorporating a degree of natural relief in the interests and the amenities of this site.
- 3 - 6 In the interests of highway safety.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District

CASTLE POINT

Council of .....

To *Mr* B. Major, .....

41 Romsey Road, Benfleet, Essex.

as district

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:-

**Demolition - erection of 1 4-bedroom house and garage at 4  
Manor Road, South 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 sheet.**

The reasons for the foregoing conditions are as follows:-

**See attached sheet.**

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

Dated . . . 5th November, 1974.

Signed by

*C. H. Clegg*  
~~XXXXXX~~  
(Town Clerk)  
~~XXXXXX~~  
(Clerk of the Council)

**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.

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 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, 2 Marsham Street, London, S.W.1.). 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.

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. 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.

3. Details or samples of all materials to be used on the external elevations of the development proposed shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved.

Reasons

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act, 1971.
2. To ensure a satisfactory development incorporating a degree of natural relief in the interests and the amenities of this site. *cf*
3. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.



~~XXXXXXXXXXXXXXXXXXXX~~

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

~~XXXXX~~  
Full

CPT 709 74

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

~~XXXXXX~~

District **CASTLE POINT**

~~XXXXXXXXXX~~

Council of .....

~~XXXXXXXXXX~~

To **Essex Winter Gardens Limited, Metropolitan House,**

**41 Victoria Avenue, Southend on Sea, Essex.**

In pursuance of the powers exercised by them ~~XX~~  
planning authority this Council, having considered your\* [outline] application to carry out the following  
development:-  
~~XXXXX~~  
full

**Erection of 2 pairs of semi-detached 3 bedroom houses with garages  
at area of land to the north of the junction between Rusko Road  
and Link Road, and fronting Rusko Road and Link Road, Garvey Island**  
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 separate sheet.**

The reasons for the foregoing conditions are as follows:-

**See separate sheet.**

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

Dated **15th October 1974**  
Signed by *[Signature]*

~~XXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

**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.

**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 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, 2 Marsham Street, London, S.W.1.). 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.



CPT/709/74

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. 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.

3. The proposed dwellinghouse on plot 1 shall be resited with the front porch on the visibility splay line shown in blue on the attached plan.
4. There shall be no obstruction to visibility above a height of 1m. (3'3") 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.

Reasons

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. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
3. To obtain maximum visibility in the interests of highway safety.
4. To obtain maximum visibility in the interests of highway safety.

~~CONFIDENTIAL~~

Application No. .... / ..... / ..... / .....

TOWN AND COUNTRY PLANNING ACT 1962

CPT 708 74

Town and Country Planning General Development Orders 1963 to 1969

~~CONFIDENTIAL~~  
District  
Council of  
~~CONFIDENTIAL~~

CASTLE POINT

To .....

Essex Winter Gardens Limited, Metropolitan House,  
41 Victoria Avenue, Southend on Sea, Essex.

as district

In pursuance of the powers exercised by them on ~~CONFIDENTIAL~~ planning authority this Council do hereby give notice of the decision to REFUSE permission for the following development:-

direction of detached 2 bedroom bungalow with garage, at land north side of Burwell Avenue junction with Central Avenue, Canvey Island.

for the following reasons:-

1. The proposal provides totally inadequate rear garden amenity space.

Dated

day of

19

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

74

(To ~~CONFIDENTIAL~~)

(Clerk ~~CONFIDENTIAL~~)

Chief Executive and 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. .... CPT ... 707 ... 74 ...

~~Full~~

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District **CASTLE POINT**  
Council of .....

To .. **Bartons (Basildon) Limited,**  
..... **Paycocke Road, Basildon, Essex, SS14 3DR.**

**as district**

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:- ~~XXXXXX~~  
**full**

**New shopfront and refitting interior to form Bakers Shop, Sandwich  
Bar and instore bakery at 30 Furtherwick Road, Canvey Island.**

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.

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.

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

Dated . . . 15th October 1974  
Signed by *[Signature]*

~~XXXXXX~~  
~~(Chairman of the Council)~~

Note! This permission does not incorporate Listed Building Consent unless specifically stated. **Chief Executive and 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 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, 2 Marsham Street, London, S.W.1.). 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.

## TOWN AND COUNTRY PLANNING ACT 1971

## Town and Country Planning General Development Orders.

Borough

Urban District

Rural District

Council of .....

To ... Mr H. Bowling, ........ "Poundfield", Gt. Burches Road, Thundersley, Benfleet, Essex. .....

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

Erection of garage at "Poundfield", Great Burches Road, Thundersley, Benfleet.

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

subject to compliance with the following conditions:-

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

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

Dated ... 5 November 1974 ...

Signed by

(Town Clerk)

(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.

IMPORTANT — ATTENTION IS DRAWN TO THE NOTES OVERLEAF