

## 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.

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Application No. **CPT** . . . / . . . **1157** . . / . . **74** . . . / . . . . .

**TOWN AND COUNTRY PLANNING ACT 1971**

Town and Country Planning General Development Order 1973

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**District**

Council of

**CASTLE POINT**

To . . . **Mr. M. Oates,** . . .  
**19 Seaview Road,**  
**Canvey Island, Essex.** . . .

**as district**

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

**Erection of extension to front elevation to allow  
extra lounge area and to provide a second bedroom at  
19 Seaview Road, Canvey Island.**

for the following reasons:-

**The proposal to increase the living accommodation  
represents over development of the site and an undesirable  
intensification of land use on an extremely restricted  
site.**

Dated **28th** day of **January** 19**75.**

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

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~~XXXXXXXXXXXXXXXXXXXX~~

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



## NOTES

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Application No. **CPT 1156 74** / . . . . .

**TOWN AND COUNTRY PLANNING ACT 1971**

Town and Country Planning General Development Order 1973

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~~XXXXXXXXXX~~

**District**

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

To **Mr. L. Lee,**  
**436, London Road, Benfleet, Essex.**

**as district**

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

**Demolition of existing house - erection of 2 4-bedroom detached  
houses at 436 London Road, Benfleet**

for the following reasons:-

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

Dated **11th** day of **March, 1975**  
**COUNCIL OFFICES, KILN ROAD,**  
**THUNDERSLEY, BENFLEET, ESSEX.**

*C.R. Mayhew*  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

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



## NOTES

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(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

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District

Council of **CASTLE POINT**

To . . . . . Vernon Lancelot Quantrill,  
33 Saxon Road,  
Ilford, Essex.

as district

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

Alterations and conversion of garage into extension of lounge at 5 The Fairway, New Thundersley, Benfleet.

for the following reasons:-

The proposal would eliminate the provision of garage facilities to this property contrary to the Council's adopted standards set out in the County Council's Design Guide for Residential Areas.

Dated 28th day of January 1975.

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

(TOWN CLERK)

Chief Executive and Clerk  
of the Council.



## NOTES

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~~COUNTY COUNCIL OF ESSEX~~

~~XXXX~~ \* [Outline] Application No. CPT 1151 74 / .....

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 Mr. A.J. Mace,  
232 Oakfield 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:-

Alterations and first floor bedroom extension at 232 Oakfield Road, Benfleet.

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

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to match the existing building.

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.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

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

Dated 18th February, 1975.

Signed by [Signature]

~~(Town Clerk)~~

~~(Chief Executive)~~

**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.

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

22 OCT 1975

DISTRICT COUNCIL OF CASTLE POINT

To C. Nedle & Co. Limited,  
Charfleet Bindery, Canvey Road,  
Canvey Island, Essex.

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

Erection of temporary factory extension until permanent extension is built at Charfleet Bindery, Canvey Road, Canvey.

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

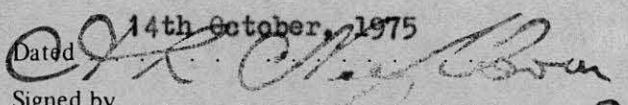
subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Before the proposed extension is brought into use, the car parking area indicated on the plan submitted with the application shall be provided, suitably surfaced and laid out to the satisfaction of the Castle Point District Council.

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.
2. In order to ensure a satisfactory development.

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

Dated 14th October, 1975  
Signed by   
Chief Executive and Clerk  
of the Council 3.

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

\* This will be deleted if necessary

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CPO/36/mp



## NOTES

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

~~CONFIDENTIAL~~ \* [Outline] Application No. ~~CONFIDENTIAL~~ CPT 1150/74

TOWN AND COUNTRY PLANNING ACT 1973

~~CONFIDENTIAL~~ 1971

Town and Country Planning General Development Orders.

~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~

District  
Council of CASTLE POINT

To H. Neale and Co Limited,

Charfleet Bindery, Canvey Road, Canvey Island, Essex.  
as district

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

Erection of extension to existing factory at Charfleets Bindery, Canvey 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]

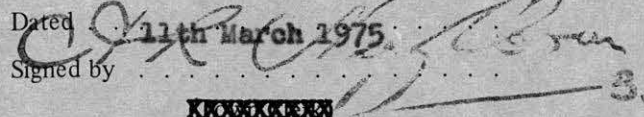
subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to match the existing building.
3. The car parking spaces shown shall be hard surfaced and available for use before the extension, to which this permission relates, is occupied.

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.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. In order to comply with the planning authority's car parking standards for industrial developments.

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

Dated 11th March 1975  
Signed by 

~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~

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.

Chief Executive and Clerk  
of the Council.



## NOTES

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(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the 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.

~~COUNTY COUNCIL OF ESSEX~~

Application No. **CPT/./ 1148 ./ 74 ./**

**TOWN AND COUNTRY PLANNING ACT 1971**

Town and Country Planning General Development Order 1973

~~REPORT~~  
~~TO THE~~  
~~COUNCIL~~

**District**

Council of **CASTLE POINT**

To **J. Sainsbury Limited** **Messrs Newfields Dev. Ltd.**  
**Stamford House** **24/26 Rectory Road**  
**Stamford Street** **Hadleigh**  
**London, S.E.1.** **Benfleet, Essex.**

**as district**

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

**Erection of Supermarket, 6 lock-up shops and car parking (2 schemes with petrol station) at land bounded by Rayleigh Road and Claytons Lane, Benfleet.**

for the following reasons:-

**See schedule attached.**

Dated **18th** day of **February** 19 **75.**

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

*C. R. C. Brown*  
(~~Town Clerk~~)  
(~~Chief Executive and Clerk~~)

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

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



## NOTES

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Reasons:

1. The site is outside the areas allocated for shopping development in the First Review of the County Development Plan and, furthermore, is intended to form part of the proposed extension to the Metropolitan Green Belt. The Written Statement accompanying the First Review of 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. Furthermore, the site lies within an area forming the important functions of a local green belt separating the nearby settlements of Thundersley, Rayleigh and Southend-on-Sea and preventing their physical coalescence.
2. The development of this prominent site in the manner proposed would adversely affect the open character of the area and would detract from the existing views to the south and south-east from the Trunk Road, A.127 and from the rising land to the north.
3. The existing town and district shopping centres in the surrounding area, together with redevelopment proposals in these centres, are capable of meeting current shopping demand. The proposal constitutes a large-scale retail development outside existing centres and would be contrary to adopted County shopping policy.
4. The proposal is premature, pending the approval and construction of a revised scheme for the Rayleigh Weir intersection of the A.127 and A.129 roads. The proposal would generate additional traffic movements contributing to congestion at the existing roundabout.
5. The construction of any access onto Claydons Lane is unacceptable as this would add to the unacceptable traffic patterns at the existing roundabout and would render more difficult the design of a new junction.
6. The formation of a junction within a short distance of the major junction of the A.129 and the Trunk Road, A.127 would be likely to interrupt the free flow of traffic and increase danger and inconvenience to road users. Furthermore, the creation of such a junction would detrimentally affect the amenities of nearby residential properties fronting the A.129.



## TOWN AND COUNTRY PLANNING ACT 1973

### Town and Country Planning General Development Orders.

☐ Borough  
☐ Urban District  
☐ Rural District

District CASTLE POINT

Council of .....

To . . . . . Mr. G. Williams,  
8, Moorcroft Avenue, Daws Heath, Thundersley, Essex.

as district

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

Erection of bathroom and 2 bedroom extension at 8, Moorcroft Avenue, Daws Heath, 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.
2. The proposed development shall be finished externally in materials to match the existing building.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

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

Dated 7th January, 1975

Signed by \_\_\_\_\_

~~XXXXXXXXXXXX~~erk)

**Executive 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

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**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).

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TOWN AND COUNTRY PLANNING ACT 1973<sup>1</sup>

Town and Country Planning General Development Orders.

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

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

To ... **Mr. and Mrs. C.D. Elmore,** .....  
... **c/o 8 Grand Drive, Leigh-on-Sea, Essex** .....  
... **as district** .....

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

**Erection of bungalow and garage at land rear of Haresland Close,  
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 11th March, 1975  
Signed by *C. H. C. [Signature]*  
~~XXXXXXXX~~  
~~XXXXXXXXXXXX~~ 3

Note! This permission does not incorporate Listed Building Consent unless specifically stated. Chief Executive and Clerk  
\* This will be deleted if necessary of the Council.  
† Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

## NOTES

(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 attached to Decision Notice  
Application No. CPT/1145/74

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. The proposed dwelling shall be sited to the satisfaction of the Castle Point District Council within the area hatched blue on the plan returned herewith.
3. A 6 feet high (1.8m.) wall or fence, or other means of enclosure, the details of which shall previously have been submitted to and approved by the Castle Point District Council, shall be erected and maintained in the positions marked in green on the plan returned herewith prior to the completion and occupation of the proposed dwelling.
4. The site shall be landscaped in accordance with a scheme which shall be submitted for approval to the Castle Point District Council at the same time as the submission of the details, layout, design, and access reserved in this permission. The scheme shall indicate existing trees to be retained, new trees to be planted, and details of screen walls, paved and grassed areas to be provided on site. No trees shall be removed without the permission of the Castle Point District Council prior to the approval of the said scheme of landscaping. All new planting included in the scheme shall be planted within one year, following the completion and occupation of the proposed dwelling. Any tree dying or being removed within five years of planting shall be replaced by a tree of similar size and species by the applicant or applicant's successor in title.
5. The proposed access drive-way hatched blue on the plan returned herewith shall be hard-surfaced to the satisfaction of the Castle Point District Council prior to the commencement of the proposed dwelling.

Reasons:

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act, 1971.
2. To ensure that the dwelling is located within that part of the site which is situated within the area allocated for residential purposes in the Review County Development Plan.
3. In the interests of privacy and amenity.
4. In the interests of the amenities of neighbouring residential properties and to enhance the setting and appearance of the development.
5. To ensure a satisfactory and adequate means of access is provided to serve the development.

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

DISTRICT COUNCIL OF CASTLE POINT

To **Witten Developments Limited,**  
**Canvey Island, Essex.**

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

**Scrap Metal Yard with Workshop Building at Charfleets Industrial Estate,  
Kings 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 attached Schedule.

The reasons for the foregoing conditions are as follows:-

See attached Schedule.

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

Dated

3rd June, 1975

Signed by

*[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

CP0/36/np



## 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 ATTACHED TO  
DECISION NOTICE

APPLICATION NO. CPT/1144/74

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 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 height of materials stored in the yard shall at no time exceed 3 metres (10 feet) in height without first having obtained the written approval of the planning authority.
4. The 10 car parking spaces indicated on the submitted plan shall be hard surfaced and marked out to the satisfaction of the Castle Point District Council, available for use before the workshop building and yard are first occupied and subsequently maintained as such.
5. 1.8m (6'0") close boarded screen fences shall be erected prior to the occupation of the development hereby permitted and thereafter maintained in positions to be agreed in writing by the Castle Point District Council before development commences.

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 the interests of the visual amenities of the area.
- 4 & 5. To safeguard the visual amenities of the area.



TOWN AND COUNTRY PLANNING ACT 1973<sup>1</sup>

Town and Country Planning General Development Orders.

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

District  
Council of **CASTLE POINT**

To **C.S. Wiggins & Sons Limited,  
57 Hart Road, Thundersley,  
Benfleet, Essex.**

as district

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

**Erection of extension to garage, at Plot 10 Broadlands Estate,  
off Hart 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 **28th January, 1975.**

Signed by

~~XXXXXX~~  
~~XXXXXXXXXXXXXX~~

**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.



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**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 three years beginning with the date of this permission.
2. A drawing, showing an area of land at the junction of the two roads (referred to in this submission) across which there shall be no obstruction to visibility above a height of 1 metre (3'3") shall be submitted to and agreed in writing by the planning authority before development takes place.
3. A 1.8 metre (6 ft.) brick wall/close boarded screen fence shall be erected prior to the occupation of the development hereby approved and thereafter maintained. The siting and extent of the said wall or fence to be agreed in writing with the planning authority before development takes place.
4. 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.

5. The garages shown shall be constructed and the car parking spaces shown shall be hard surfaced (to the satisfaction of the Castle Point District Council) before the building or buildings to which they relate, are occupied.

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 obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining properties.
4. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
5. So as to comply with the planning authority's adopted car parking standards, and to ensure the satisfactory development of the site.

~~XXXXXXXXXXXXXXXXXXXX~~

Application No. ~~CPT~~ 1137 74

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

~~XXXXXX~~  
~~XXXXXX~~  
~~XXXXXX~~

District

Council of CASTLE POINT

Mr. D.A. Steer

To

11, Roserna Road, Canvey Island, Essex.

as district

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

Alterations and conversion of bungalow into a house at  
11, Roserna Road, Canvey Island.

for the following reasons:-

1. The proposal to increase the living accommodation represents over-development of the site, and an undesirable intensification of land use on an extremely restricted site.

Dated 28th day of January

19 75

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

~~XXXXXX~~  
~~XXXXXX~~

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, 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.

~~XXXXXX~~ COUNTY COUNCIL OF ESSEX ~~XXXXXX~~

Application No. CPT 1136 74

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

~~XXXXXX~~  
~~XXXXXX~~  
~~XXXXXX~~

District

Council of CASTLE POINT

To G.N.C. Platts,  
Bracken Bell,  
Gt. Burches Road,  
Thundersley, Benfleet

as district

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

Parking for 6 caravans at land rear of Bracken Bell, Great Burches Road, Thundersley.

for the following reasons:-

The site is outside the areas allocated for storage use 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 uses will only be permitted outside existing settlements in the most exceptional circumstances and when required for agricultural or allied purposes.

Dated 18th day of February 1975.

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

*C.R. V. [Signature]*  
~~(XXXXXX)~~  
~~(XXXXXX)~~ 3.  
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, 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.

~~XXXXXX COUNTY COUNCIL OF ESSEX XXXX~~

Application No. <sup>CPT</sup> 1133 74

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

~~XXXXXX~~  
~~XXXXXX~~  
~~XXXXXX~~

District

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

To . . . . . Mr. D.J. Carpenter,  
76 High Road,  
Benfleet.  
. . . . .

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:-

(Scheme 'B') Demolition of house and erection of 9 flats and 9 garages with vehicular entrance and paving at 76 High Road, Benfleet.

for the following reasons:-

The proposal represents over-development of the site in a manner out of scale and character with the surrounding development and would give rise to unreasonable loss of amenities and adjoining residents by reason of noise and disturbance associated with the concentration of parking facilities.

Dated 18th day of February 19 75.

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

*C. J. R. May*  
(~~XXXXXX~~)  
(~~XXXXXX~~)  
3.  
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, 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.

~~COUNCIL OF DISTRICT OF ESSEX~~

Application No. . . . . CPT . . . . . 1132 . . . . . 74 . . . . .

**TOWN AND COUNTRY PLANNING ACT 1971**

Town and Country Planning General Development Order 1973

~~XXXXXX~~  
~~Urban District~~  
~~XXXXXX~~

**District**

**CASTLE POINT**

Council of . . . . .

To . . . . .

Mr. D.J. Carpenter,  
76 High Road,  
Benfleet.

**as district**

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 REFUSE permission for the following development:-

(Scheme 'A') Demolition of house and erection of 9 flats and 9 garages with vehicular entrance and paving, at 76 High Road, Benfleet.

for the following reasons:-

The proposal represents over-development of the site in a manner out of scale and character with the surrounding development and would give rise to unreasonable loss of amenities of adjoining residents by reason of noise and disturbance associated with the concentration of parking facilities.

Dated 18th day of February 1975.

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

*[Signature]*  
(Town Clerk)  
(Clerk of the Council)  
**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, 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.