



TYPE: CPT

FILE NAME: 1975: 1-750

BOX: 15



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CPT/

DECISION

NOTICES

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CPT/75  
DECISION NOTICES

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~~XX COUNTY COUNCIL OF ESSEX~~

Application No. **CPT** 1 / 75

**TOWN AND COUNTRY PLANNING ACT 1971**

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

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

**District**

Council of

**CASTLE POINT**

To **B. Wilkinson Esq.,**

**66 Brandenburg Road,**

**Canvey Island.**

**as district**

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

on 18th February 19 75 in respect of Outline Application No CPT/1/75

at part site, 15 Whernside Avenue, Canvey Island.

in accordance with the following drawings submitted by you:—

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

subject to compliance with the following conditions:—

The reasons for the foregoing conditions are as follows:—

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

Date **23rd September, 1975**

*C. R. C. Brown*

~~(Town Clerk)~~

~~(Chief Executive)~~

**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).



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\*[Outline] Application No. CPT / 1 / 75 / .....

TOWN AND COUNTRY PLANNING ACT ~~1973~~ 1971

Town and Country Planning General Development Orders.

~~XXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

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

To ..... **Mr. B. Wilkinson,**  
**c/o 21b Benson Avenue,**  
**Canvey Island.**

as district

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

**Erection of 2 1-bedroom bungalows and garages at part site of**  
**15 Whernside 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:-

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 planning authority before the development is begun.
2. Application for approval of the reserved matters shall be made to the 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.

The reasons for the foregoing conditions are as follows:-

1,2,& 3.

The particulars submitted are insufficient for consideration of the details mentioned and also pursuant to Section 42 of the 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.

(See Attached Schedule)

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

Dated 18th February, 1975.  
Signed by [Signature]

~~XXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

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.

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/1/75 (Continued)

Condition

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.

Reason

The site of the development hereby approved is restricted in size, and additional development would result in an unacceptable diminution in privacy or private open space standards.



## TOWN AND COUNTRY PLANNING ACT 1971

## Town and Country Planning General Development Order 1973

~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

District

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

To . . . Mrs. C.V. Matthews,  
31, Underhill Road, South Benfleet.

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:-

Erection of detached property with garage at land adjacent "Tranquil", Villa Road, South Benfleet.

for the following reasons:-

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

Dated 11th day of March 19 75

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

(Town Clerk)  
(Clerk of the Court)

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.



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

~~ESSEX~~

District

~~THUNDERSLEY~~

Council of

CASTLE POINT

~~THUNDERSLEY~~

To . . . . . Mr. C. Ryan, . . . . .  
114 Point Road,  
Canvey Island, Essex. . . . .

as district

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

Erection of 2 4-bedroom houses and garages at 31 Welbeck 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:-

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

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

Dated . . . 18th February, 1975 . . .  
Signed by . . . . . 3.

~~THUNDERSLEY~~

~~THUNDERSLEY~~

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.



### Town and Country Planning General Development Orders.

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

To W.T. Davis,  
80a Church Road,  
Hadleigh, Essex.  
as district

Demolition and erection of bungalow and garage at 57 Thundersley Grove, Benfleet.

subject to compliance with the following conditions:-

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

The reasons for the foregoing conditions are as follows:-

1, 2 & 3.

The particulars submitted are insufficient for consideration of the details mentioned, and also pursuant to Section 42 of the Town and Country Planning Act, 1971.

Continued \*\*\*

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

Dated . . . 11th March, 1975. . . . .  
Signed by . . . . .

X(XXXXXX) )  
XXXXXXXXXXXXX( )

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

(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/6/75

Conditions

4. The reserved matters referred to in condition 1 above shall contain full details of all materials to be used on the external elevations of the proposed development.
5. The reserved matters referred to in condition 1 above shall contain details of all landscaping, planting and tree planting to be carried out on the site, together with details of all trees and other natural vegetation on the site to be retained.

Reasons

4. In order that full consideration can be given to these matters prior to commencement of the development hereby approved.
5. In order that full consideration can be given to these matters prior to commencement of the development hereby approved.

~~XXXXXXXXXXXXXXXXXXXX~~

\*[Outline] Application No. CPT / 2 / 75 / .....

TOWN AND COUNTRY PLANNING ACT ~~1973~~ 1971

Town and Country Planning General Development Orders.

~~XXXXXXXX~~

District **CASTLE POINT**

~~XXXXXXXXXXXX~~

Council of .....

~~XXXXXXXXXXXX~~

To ..... Exors. of Mrs. L. Schoffres. Deceased, .....  
c/o 125 Furtherwick Road,  
Canvey Island. ....

as district

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

Construction of petrol filling station with motor showroom,  
workshop and ancilliary buildings at land High Street and  
Trevia 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:-

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 planning authority before the development is begun.
2. Application for approval of the reserved matters shall be made to the 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.

The reasons for the foregoing conditions are as follows:-

1,2,& 3.

The particulars submitted are insufficient for consideration of the details mentioned and also pursuant to Section 42 of the 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~~

Continued ...

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

Dated 11th March 1975.

Signed by

~~XXXXXXXXXX~~

~~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.

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 (Continued)

4. 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.
5. A 1.8 metre (6ft.) 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.
6. 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.
7. 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.
8. There shall be no vehicular access to the High Street (B.1014).

Reasons

4. To obtain maximum visibility in the interests of highway safety.
5. To safeguard the privacy and amenities of both this and adjoining properties.
6. To ensure a satisfactory development incorporating a degree of natural relief in the interests ~~and~~ of the amenities of this site.
7. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.
8. To comply with the requirements of the County Surveyor, Essex County Council.



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 **Mr P. King,** .....

**281 Pound Lane, Bowers Gifford, Pitsea, Essex.**  
**as district**

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

Erection of det. house and garage at land situated in  
Tantelen Avenue and Steli Avenue (270 ft. from Central  
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 schedule attached.

The reasons for the foregoing conditions are as follows:-

See schedule attached.

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

Dated **11th March 1975.**

Signed by

~~XXXXXXXXXX~~  
~~(Name 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. 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.

### Town and Country Planning General Development Orders.

Council of .....

as district

Demolition - erection of house and garage at 51 Wyburn Road,  
Benfleet.

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. Trees the size and species of which shall be agreed in writing by the Castle Point District Council shall be planted in the positions indicated by black crosses on the plan returned herewith prior to completion and occupation of the development hereby approved.

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

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

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

- \* 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.

~~XXXXXXXXXXXXXXXXXXXX~~ \*~~Outline~~ Application No. ....~~CPT~~/....12..../....75..../.....

TOWN AND COUNTRY PLANNING ACT 1973 1971

Town and Country Planning General Development Orders.

~~XXXXXX~~  
~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~

District CASTLE POINT  
Council of .....

To ... Mr James, c/o R.K.R. Associates, 5 Park Road, Hampton Hill, Middlesex.  
... ~~10 Badgers Way, Badgers Hall Avenue, Benfleet, Essex~~ ...  
as district

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

Proposed additional first floor showroom at 72  
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]

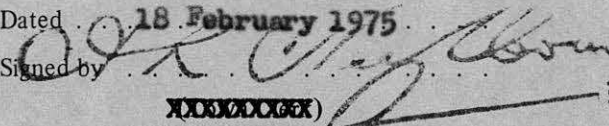
subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
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 18 February 1975  
Signed by   
~~XXXXXXXXXXXX~~  
~~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.

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.

~~CONFIDENTIAL~~ \* [Outline] Application No. ~~CPT~~ ..... / 13 ..... / 75 ..... / .....

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

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

To **Mr. B. Bennett,** .....  
..... **205 Vicarage Hill, Benfleet, 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:-

**Demolition - erection of one pair of 1-bed. bungalows  
at "Marzone", Holbek 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 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 planning authority before the development is begun.
2. Application for approval of the reserved matters shall be made to the 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.

The reasons for the foregoing conditions are as follows:-

1, 2, & 3.

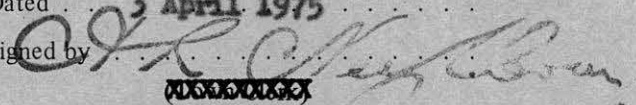
The particulars submitted are insufficient for consideration of the details mentioned and also pursuant to Section 42 of the Town and Country Planning Act 1971 in order to encourage an early start to the development having regard to the considerable demand for additional housing accommodation over the country as a whole.

Cont'd/...2

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

Dated **3 April 1975**

Signed by

  
~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~

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.

**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.

GPT/13/75

Conditions cont'd

4. 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.
5. 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 cont'd

4. To safeguard the privacy and amenities of both this and adjoining properties.
5. 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.



~~XXXXXX COUNCIL OF ESSEX~~

Application No. **CPT./13/75**

**TOWN AND COUNTRY PLANNING ACT 1971**

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

~~XXXXXX~~

**District**

~~XXXXXX~~

Council of

**CASTLE POINT**

~~XXXXXX~~

To

**B. Bennett Builders,  
205 Vicarage Hill,  
Benfleet.**

**as district**

In pursuance of the powers exercised by them ~~XXXXXX~~ 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 **3rd April** 19 **75** in respect of Outline Application No **CPT/13/75**

at **"Marzone", Holbeck Road, Canvey Island.**

in accordance with the following drawings submitted by you:-

**Details of erection of one pair one bedroom bungalows and garages**

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

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

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

Date **3rd June, 1975**  
**C.R. [Signature]**  
~~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 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).

CHUCK  
General Executive and Clerk of  
the Council

CHUCK  
General Executive and Clerk of  
the Council

IMPORTANT



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District  
Council of CASTLE POINT

To Mr. P.W. Horn,  
48 Kimberley Road,  
South Benfleet, Essex.

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:-

Erection of lounge/kitchen addition at 48 Kimberley 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:-

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 

~~XXXXXX~~  
~~XXXXXX~~

Note! This permission does not incorporate Listed Building Consent unless specifically stated. Chief Executive and Clerk

\* 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.



~~COUNTY COUNCIL OF ESSEX~~

\*[Outline] Application No. ~~CPT~~ / 15 / 75 / .....

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

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

District  
Council of **CASTLE POINT**

To Messrs. P. Smith & G. Wright,  
52 & 54 Florence Road,  
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 kitchen addition at No. 54. Garage extension,  
new bay windows and replacement of existing windows, new brick  
entrance lobby in place of existing at No. 52, at 52 and 54  
Florence 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:-

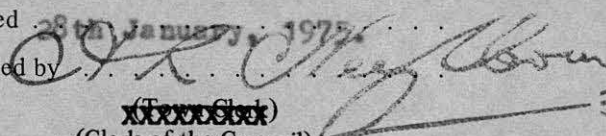
1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to match the existing building.

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 28th January, 1975.

Signed by   
(Town Clerk)  
(Chief Executive and Clerk of the Council)

Note! This permission does not incorporate Listed Building Consent unless specifically stated. Chief Executive and Clerk

\* 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.



~~XXXXXXXXXXXX~~ COUNCIL OF ESSEX

\*[~~Outline~~] Application No. CPT / 16 / 75 / .....

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

Town and Country Planning General Development Orders.

~~XXXXXXXXXX~~

District

CASTLE POINT

~~XXXXXXXXXX~~

Council of .....

~~XXXXXXXXXX~~

To ..... Mr. Noble,  
93 Manor Road,  
Benfleet, Essex, .....

as district

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

**Erection of rear kitchen and utility room extension at 93 Manor  
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.
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 .....

~~(Town Clerk)~~

~~(Chief Executive and Clerk)~~

**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.



## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

DISTRICT COUNCIL OF CASTLE POINT

To M.G. & D. Hyde,  
28 West Crescent,  
Canvey Island, Essex.

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

Erection of 3 4-bedroom detached houses with garages at site adjoining "Kingsley Hall", Central Wall 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 sheet.

The reasons for the foregoing conditions are as follows:-

See attached sheet.

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

Dated 22nd April 1975.

Signed by

Chief Executive and Clerk  
of the Council

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

\* This will be deleted if necessary

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

## NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, 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/17/75

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. 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 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 ~~and~~<sup>of</sup> the amenities of this site.
3. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders.

DISTRICT COUNCIL OF CASTLE POINT

To Mr. G. Hyde,  
C/O R.V. Hudson Esq.,  
303 London Road,  
Hadleigh,  
Essex.

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

Construction of new crossover at 35, Central Wall 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 access and crossing be laid out in accordance with the attached sketch.

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 the interests of highway safety.

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

Dated

20th May, 1976

Signed by

*C. J. [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.