



* C P 0 9 6 *

TYPE: CPT

FILE NAME: 1989: 1-500

BOX: 21

OFREX

Book

DECISION
NOTICES

1989

1-500

To

17

PAPERSAFE
LEVER ARCH
File

MADE IN ENGLAND

TOWN AND COUNTRY PLANNING ACT 1968

REGISTERED ON 6 APR 1989

Town and Country Planning (Listed Buildings) Regulations 1968

9 MAY 1989

To **Doctor Acres,**
c/o P.J. Design, 1A Brunel Road, Benfleet, Essex, SS7 4PS.

In pursuance of the powers exercised by them this Council, having considered your application for Listed Building Consent to execute the following works:-

Conservatory at Thundersley Lodge, Runnymede Chase, Benfleet

in accordance with the plan[s] accompanying the said application, do hereby give notice of their decision to GRANT LISTED BUILDING CONSENT for † [the execution of the said works]

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 harmonize with the existing building.
3. Reasonable facilities for archaeological excavation consistent with the proposed development and the right of regular access by persons authorised by the County Council to make archaeological records as may be practical during the course of construction of the proposed conservatory shall be provided.

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.
3. In view of the history of the site and the need for archaeological excavation and records before the opportunity for investigation is lost.

Dated

day of

11th

April

89

Council Offices,

~~Benfleet~~ Kiln Road, Thundersley,
~~Essex~~ Benfleet, Essex.

.....
~~Director of Technical Services~~
Chief Executive and Clerk
of the Council

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

ALL REFERENCE IN THIS DOCUMENT TO THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACTS 1962 - 1968 SHOULD BE CONSTRUED AS REFERRING TO THE CORRESPONDING PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1971.

TP/132

Application No. LB / CPT 2 89

TOWN AND COUNTRY PLANNING ACT 1968

Town and Country Planning (Listed Buildings) Regulations 1968

REGISTERED ON CARD
-7 AUG 1989

To **Mr. G. Frith,**
c/o Megan Clarke, 120 Lymington Avenue,
Leigh-on-Sea, Essex

In pursuance of the powers exercised by them this Council, having considered your application for Listed Building Consent to execute the following works:-

**Alterations and additions to existing public house at The Anchor Inn Public House,
1 Essex Way, Benfleet**

in accordance with the plan[s] accompanying the said application, do hereby give notice of their decision to GRANT LISTED BUILDING CONSENT for † [the execution of the said works]

subject to compliance with the following conditions:-

1. The external elevations of the proposed development shall be treated in accordance with the attached schedule of finishes from which there shall be no departure without the prior consent in writing of the Castle Point District Council.
2. All works shall be carried out in accordance with the specification provided by the County Planner.

The reasons for the foregoing conditions are as follows:-

1. To ensure a satisfactory development in sympathy with existing development in this area.
2. In the interests of amenity and to protect the character of the building.

Dated 4th day of July 19 89

Council Offices,

Kiln Road, Thundersley,
Benfleet, Essex.

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

† Details of the works 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

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20452
Telex: 995910 DX: 3315
Fax: (0245) 352710



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref
Our ref DT/
Date 11 April 1989

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16, Paragraph 19
Planning Reference No. CC/CPT/1/89
Benfleet Holy Family Primary School, Kents Hill Road,
Benfleet - Erection of Double Garage for Storage Purposes

I write to inform you that on 3 April 1989 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraph (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

c.c. County Planner

Chief Executive
Castle Point District Council

CASTLE POINT D.C.

CLERK'S DEPT.

12 APR 1989

DISTRIBUTION: CAT / SW

That an operative resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

BENFLEET
HOLY FAMILY PRIMARY SCHOOL

Project

ERECTION OF DOUBLE GARAGE FOR STORAGE
PURPOSES

CPT/BR/1/89 -

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

RECEIVED

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To **Mr. Taylor,**
..... **1 Clifton Avenue,**
..... **Benfleet,**
..... **Essex**

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

**Two storey, pitched roofed, rear extension and hipped roofed, front dormer
at 1 Clifton Avenue, 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 harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

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.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **16th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Chief Executive and Clerk

SG/JW/CW/10/21

Chief Planning Officer

14th April, 1989

c.c. Land Charges

Plan No. CC/CPT/1/89 -
Erection of double garage
for storage purposes -
Holy Family Primary School,
Kents Hill Road, Benfleet -
Essex County Council

I attach for your attention, copy letter dated 11th April, 1989, from the Chief Executive and Clerk of Essex County Council, together with a copy of the operative resolution referred to therein.

Encl.

Barry Hollinson

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20452
Telex: 995910 DX: 3315
Fax: (0245) 352710



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref

Our ref

Date

DT/

11 April 1989

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16, Paragraph 19
Planning Reference No. CC/CPT/1/89
Benfleet Holy Family Primary School, Kents Hill Road,
Benfleet - Erection of Double Garage for Storage Purposes

I write to inform you that on 3 April 1989 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraph (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

c.c. County Planner

Chief Executive
Castle Point District Council

CASTLE POINT D.C.

CLERK'S DEPT.

12 APR 1989

DISTRIBUTION:

CAT / SW

That an operative resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

BENFLEET
HOLY FAMILY PRIMARY SCHOOL

Project

ERECTION OF DOUBLE GARAGE FOR STORAGE
PURPOSES

Continue overleaf if necessary

TOWN AND COUNTRY PLANNING ACT 1971

CPT/BR/4/89

Town and Country Planning General Development Orders

REGISTRATION CARD

DISTRICT COUNCIL OF CASTLE POINT

11 APR 1989

To **Mr. J. Llewellyn Jones,**
..... **c/o Freeland Rees-Roberts, Architect, 25 City Road,**
..... **Cambridge**

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

First floor, pitched roofed, side extension at 22 Grasmere Road, Thundersley

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

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The window to be provided in the extension hereby permitted shall be obscure glazed and permanently retained as such.

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.
3. To safeguard the residential amenities of the adjoining occupier.
4. To protect the privacy of the occupiers of the adjoining dwelling.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **16th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Chief Executive and Clerk

JW/CW/10/21

Chief Planning Officer

25th July, 1989

c.c. Land Charges Section

Plan No. CC/CPT/3/89 -
Provision of one relocatable classroom -
Canvey Island County Junior School -
Essex County Council

I attach for your records a copy of a letter from the Essex County Council regarding the above development, together with a copy of the operative resolution referred to therein.

Encl.

Bary Hollinson

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref

Our ref CAP

Date 20 July 1989

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16, Paragraph 19
Planning Reference No. CC/CPT/3/89
Canvey Island County Junior School, Long Road, Canvey Island
Provision of one relocatable classroom

I write to inform you that on 17 July 1989 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

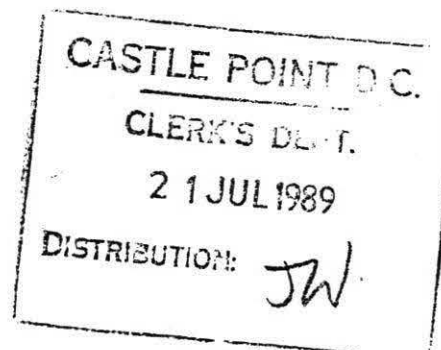
A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner



Chief Executive
Castle Point District Council

that an operative resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

Canvey Island County Junior School
Long Road, Canvey Island

Project

Provision of one relocatable classroom

Condition:

This consent shall expire on 31 July 1994.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **D. Ashford, Esq.,**
51 Hill Road,
Benfleet,
Essex

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

Conversion of part of garage to dining room, conversion of carport to garage, and first floor, sloped roofed, side extension at 51 Hill 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 harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

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.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **16th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Regen card
21.11.89

Chief Executive and Clerk

EAM/CE/10/23

Chief Planning Officer

CC/CPT/8/89

15th November, 1989

c.c. Land Charges Section

Plan No. CC/CPT/8/89.

Continued use of 1RL3, 1RL4(T), 1RL7(T)

Classrooms - Cedar Hall Special School, Benfleet.

Please find attached letter dated 9th November, 1989, from the County Clerk giving notification that on 31st October, 1989 the operative resolution was passed in respect of the above. A copy of the resolution is also attached.

Enc.

Bary Rollinson,

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref
Our ref DT
Date 9 November 1989

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16 Paragraph 19
Planning Reference No. CC/CPT/8/89
Continued use of 1 RL3, 1RL4(T), 1RL7(T) Classrooms
Cedar Hall Special School Benfleet

I write to inform you that on 31 October 1989 the necessary operative resolution was passed in respect of the above mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of ~~such~~ resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

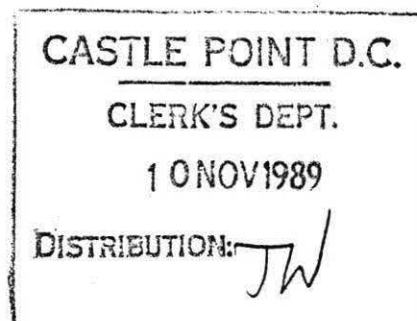
This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner

Chief Executive
Castle Point District Council



That an operative resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

Benfleet, Cedar Hall
Special School

Project

Continued use of 1 x RL3,
1 x RL4(T) and 1 x RL7(T)

Condition:

This consent shall expire on 31 October 1994.

Continue overleaf if necessary

Regen card
1.9.89

Chief Executive & Clerk

JW/CCD/10/21

Chief Planning Officer

25th August, 1989

c.c. Land Charges Section

Plan No. CC/CPT/7/89 - Provision of
one relocatable toilet block - The Appleton
School, Croft Road, Benfleet - Essex County
Council

with reference to the above plan, I attach a copy of a letter, dated 22nd August, which I have received from the Chief Executive and Clerk of the Essex County Council, together with a copy of the operative resolution referred to therein. I draw to your attention that the Essex County Council determines its own proposals.

E no.

Bary Hollinsan

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX



Essex County Council

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref

Current DT

Date 22 August 1989

Dear Sir

Town and Country Planning Act 1971

Town and Country Planning General Regulations 1976

Local Government Act 1972 - Schedule 16, Paragraph 19

Planning Reference No. CC/CPT/7/89

Provision of one relocatable toilet block, The Appleton School, Croft Road, South Benfleet

I write to inform you that on 16 August 1989 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

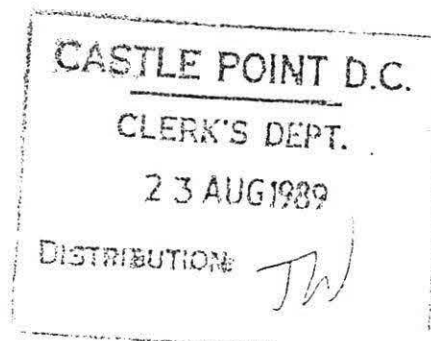
This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner

Chief Executive
Castle Point District Council



That an Operative Resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Fremises

The Appleton School,
Croft road,
South Benfleet

Project

Provision of one relocatable
toilet block

Condition:

This consent shall expire on 31 August 1994

Continue overleaf if necessary

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Pavilion Products (Sussex) Ltd.,**
..... **c/o Three-Met Shopfitters Ltd., 48 Cambridge Road,**
..... **Barking, Essex**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-
Change of use from retail shop to restaurant and alterations to shopfront at
64 Furtherwick Road, Canvey Island

for the following reasons:-

The premises have inadequate on-site car parking to cater for the use and consequently the proposed use would be likely to lead to additional on-street parking in the area to the detriment of highway safety and the amenity of occupiers of property in the surrounding area.

COUNCIL OFFICES, KILN ROAD

THUNDERSLEY, BENFLEET, ESSEX

Dated **28th February 1989**

Signed by

Chief Executive and Clerk
of the Council

Chief Executive and Clerk

JW/CW/10/21

Chief Planning Officer

25th July, 1989

c.c. Land Charges Section

Plan No. CC/CPT/6/89 -
Replacement of one relocatable
classroom with toilets -
Thundersley County Infants School -
Essex County Council

I attach for your records a copy of a letter from the Essex County Council regarding the above development, together with a copy of the operative resolution referred to therein.

Encl.

Barry Hollinson

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref
Our ref CAP
Date 20 July 1989

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16, Paragraph 19
Planning Reference No. CC/CPT/6/89
Thundersley County Infants School, Dark Lane, Thundersley, Benfleet
Replacement of one relocatable Classroom with toilets

I write to inform you that on 17 July 1989 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

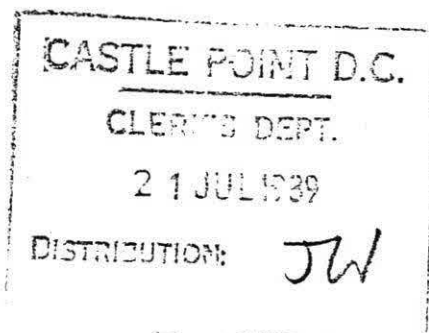
This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner

Chief Executive
Castle Point District Council



That an operative resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

| <u>Premises</u> | <u>Project</u> |
|---|---|
| Thundersley County Infants School Dark Lane, Thundersley, Benfleet | Replacement of one relocatable classroom with toilets. |

Condition;

This consent shall expire on 31 July 1994

Regoncard
27789

Chief Executive and Clerk

JW/CW/10/21

Chief Planning Officer

25th July, 1989

c.c. Land Charges Section

Plan No. CC/CPT/5/89 -
Provision of additional staircase
and rationalisation of staff
accommodation -
Longview Elderly Persons Home,
Little Gypps Road, Canvey Island -
Essex County Council

I attach for your records a copy of a letter from the Essex county Council regarding the above development, together with a copy of the operative resolution referred to therein.

Encl.

Bury Hollinson

1. In the interests of the preservation of the character and amenities of the site.
2. To ensure that the development is completed in accordance with the conditions of the planning permission.
3. To enhance the appearance of the development.
4. To ensure that the development is completed in accordance with the conditions of the planning permission.
5. To ensure that the development is completed in accordance with the conditions of the planning permission.

Essex County Council

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref

Our ref CAP

Date 20 July 1989

Dear Sir

Town and Country Planning Act 1971

Town and Country Planning General Regulations 1976

Local Government Act 1972 - Schedule 16, Paragraph 19

Planning Reference No. CC/CPT/5/89

Provision of additional staircase and rationalisation of staff accommodation, Little Gypps Road, Canvey Island, Longview EPH

I write to inform you that on 17 July 1989 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

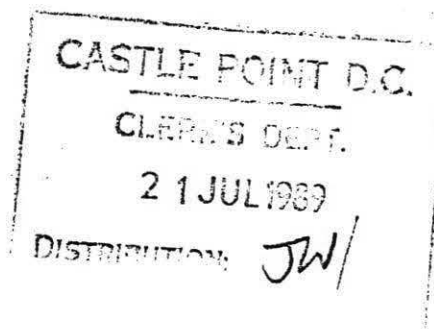
A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner



Chief Executive
Castle Point District Council

PROVISION OF AN ADDITIONAL STAIRCASE AND RATIONALISATION OF STAFF
ACCOMMODATION, LONGVIEW EPH, LITTLE GYPPTS ROAD, CANVEY ISLAND
CC/CPT/5/89

It is resolved expressly for the purposes of regulation 4(5) of the above regulations that this development be carried out subject to the following condition:-

The external materials to be used in construction of the proposed extensions shall match those of the existing building.

10/23

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX



Essex County Council

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Your ref

Our ref DT

Date 2 November 1989

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16 Paragraph 19
Planning Reference No. CC/CPT/4/89
Provision of one relocatable classroom with toilets
Jotmans Hall County Primary School, High Road, South Benfleet

I write to inform you that on 18 October 1989 the necessary operative resolution was passed in respect of the above mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

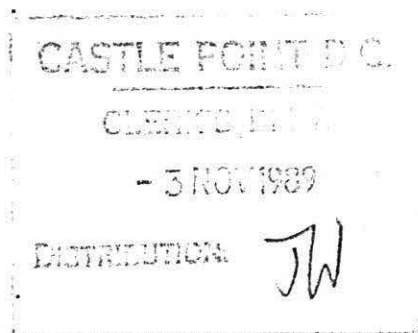
This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner

Chief Executive
Castle Point District Council



That an operative resolution be passed for the express purposes of Regulation 4(5) of the Town and Country Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

Jotmans Hall County Primary
School
High Road
South Benfleet

Project

Provision of one relocatable
classroom with toilets

Condition;

This consent shall expire on 30 September 1994

Continue overleaf if necessary

P. 22.11.89
on card

Chief Executive and Clerk

EAM/JW/CE/10/23

Chief Planning Officer

7th November, 1989

c.c. Land Charges Section.

Plan No. CC/CPT/4/89
Provision of One Relocable Classroom
with Toilets - Jotmans Hall County
Primary School, High Road, South Benfleet.

Please find attached letter dated 2nd November, 1989, from the County Clerk, giving notification that on 18/10/89 the operative resolution was passed in respect of the above development. A copy of the resolution is also attached.

Bary Hollinson

Enc.

CPT/10/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

- 8 MAR 1989

To **Mr. and Mrs. N. Coull.**
..... **c/o Ron Hudson Designs Ltd., 309 London Road,**
..... **Hadleigh, Benfleet, Essex**

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

First floor, pitched roofed, rear extension at 1 New 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 harmonize with 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

16th February 1989

Dated

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mr. and Mrs. J. Lord,
c/o Ron Hudson Designs Ltd., 309 London Road,
Hadleigh, Essex

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Two bedroomed bungalow and garage at 'The Grange' Grange Road, Thundersley, Benfleet

for the following reasons:-

1. The proposal is situated outside any area of land allocated for residential purposes and lies within the Extended Green Belt on the Approved First Review Development Plan and Metropolitan Green Belt in the Approved County Structure Plan where development of this nature is allowed only in the most exceptional circumstances.
2. The proposal is contrary to the Council's adopted policy in respect of the rebuilding or extension of existing dwellings situated in the Green Belt.
3. The site is not served by an adequate means of access for the development proposed.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 7th February 1989
Signed by

Chief Executive and Clerk
of the Council

TOWN AND COUNTRY PLANNING ACT 1971

CPT/12/89

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

11 APR 1989

To **P. Harris, Esq.,**
..... **17 Shepherds Walk,**
..... **Hadleigh,**
..... **Essex**

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

Two storey, sloped roofed, front extension at 17 Shepherds Walk, Hadleigh

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

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

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.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated .. **16th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Chief Executive and Clerk

ESM/SA/10/23

Chief Planning Officer

1st May, 1990

c.c Land Charges

Town and Country Planning General Regulation 1976
Local Government Act 1972 - Schedule 16, Paragraph 12
Plan No. CPT/13/89 Replacement of 2 temporary classrooms with
toilets. Runnymede Chase, Thundersley

I attach for your attention a copy of the letter dated 27th April, from
Essex County Council, together with a copy of the resolution referred to therein.

Bary Hollinson

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710

Your ref
Our ref DT
Date 27 April 1990

Region Card 10/23
8.5.90



Essex County Council

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16, Paragraph 19
Planning Reference No. CC/CPT/1789
Replacement of two temporary classrooms with toilets, Runnymede Chase,
Thundersley

I write to inform you that on 23 March 1990 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

for Chief Executive and Clerk

Copy to: County Planner

Chief Executive
Castle Point District Council

CASTLE POINT DIST. COUNCIL
CLERK'S OFFICE
27/5/90
JW

2.

That an Operative Resolution be passed for the express purposes of Regulation 4(5) of the Town and County Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

South East Sixth Form College,
Runnymede Chase, Kiln Road,
Thundersley.

Project

Replacement of two temporary
classrooms with toilets.

1. This consent shall expire on 28 February 1995.

Continue overleaf if necessary

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

Mr. and Mrs. McCarthy,
To **c/o R.J. Scott Associates, 91 High Street, Hadleigh, Essex**
.....

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**Single storey, rear extension and formation of assymetrical gable-ended roof
over at 64 Fairmead Avenue, Daws Heath, Hadleigh**

for the following reasons:-

1. The proposal by reason of the creation of the gable end would spoil the appearance of the dwelling and the semi-detached pair of which it forms part and be out of character in the street which consists in the main of pairs of hip-roofed bungalows.
2. The proposal by reason of the assymetrical roof over the rear extension and the raising of the party wall would be an overdominant extension that would detract unreasonably from the amenity reasonably expected to be enjoyed by the occupier of the adjoining dwelling.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

16th February 1989

Dated

Signed by

Chief Executive and Clerk
of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

- 7 AUG 1989

DISTRICT COUNCIL OF CASTLE POINT

To.....J. Veal, c/o A.G. Coot Design,.....
24B Linroping Avenue, Canvey Island, Essex
.....

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

**Details of two detached three bedroom houses with semi integral garages at 10
The Avenue, Canvey Island, Essex**

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 windows in the side elevations at first floor level shall be obscure glazed and permanently retained as such
2. No further windows, openings or glazed areas shall be created in the side elevations at first floor level, without the express consent in writing of the Castle Point District Council.

The reasons for the foregoing conditions are as follows:-

- 1 and 2 To protect the privacy of the occupiers of the adjoining properties.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 13th July, 1989

Signed by

Bern Rollins
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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED CARD

9 MAY 1989

To **J. Veal Builders,**
..... **c/o A.G. Coot, 24B Linroping Avenue, Canvey Island, Essex**

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

**Two detached, three bedroomed houses with semi-integral garages at Plots 1 & 2,
10 The 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 ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **21st March 1989**

Signed by *Benny Rollinson*

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

CONTINUED OF CONTINUATION OF PLANNING NOTICE
FOR PART OF DECISION NOTICE NO. 274/14/77

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 (hereinafter called "the reserved matters"), the approval of which shall be obtained from the district planning authority before development is begun.
2. Application for approval of the reserved matters shall be made to the district 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.
4. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
5. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
6. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
7. The garage(s) shall be retained solely for that use and not converted into living accommodation.
8. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
9. The siting and layout shall be as shown on the plan hereby approved.

REASONS:

- 1.) The particulars submitted are insufficient for consideration of the
- 2.) Details mentioned, and also pursuant to Section 42 of the Town & Country
- 3.) Planning Act 1971.

AGREED.....

Dated 21st March 1980

Barry Rollinson

Signed by.....
Chief Executive / Clerk of the Council.

RECORD OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. C/7/14/72

ANNEX/CONTINUED:

4. To obtain maximum visibility in the interests of highway safety.
5. To safeguard the privacy and amenities of both this and adjoining premises.
6. To safeguard the amenities of the surrounding dwellings.
7. To retain adequate on site parking provision.
8. To ensure garage forecourts of adequate depth clear of the adjoining highway.
9. In order to maintain the building line to The Avenue.

Dated 11st March 1980

Signed by.....
Chief Executive & Clerk of the Council.

Essex County Council
Chief Executive and Clerk's Department
PO Box 11, County Hall, Chelmsford CM1 1LX

Telephone: Chelmsford (0245) 492211 extension 20450
Telex: 995910 DX: 3315
Fax: (0245) 352710

Essex County Council

Your ref
Our ref DT
Date 10 April 1990

CASTLE POINT D.C.

CLERK'S DEPT.

11 APR 1990

DISTRIBUTION:

JW

Robert W Adcock DL
Chief Executive and Clerk

K W S Ashurst
Deputy Chief Executive and Clerk

Dear Sir

Town and Country Planning Act 1971
Town and Country Planning General Regulations 1976
Local Government Act 1972 - Schedule 16, Paragraph 19
Planning Reference No. CC/CPT/15/89
Extension to form new changing rooms, Hadleigh County Infants School,
Bilton Road, Hadleigh

I write to inform you that on 23 March 1990 the necessary operative resolution was passed in respect of the above-mentioned development proposed by the County Council and that planning permission is, therefore, deemed to have been granted on that date.

A copy of such resolution is attached and doubtless you will arrange for the relevant particulars to be inserted in the register of planning applications pursuant to Regulation 4(6) of the above Regulations.

This letter also constitutes formal notification of the proposed development for the purpose of sub-paragraphs (2)(d) and (2)(e) of paragraph 19 of Schedule 16 to the Local Government Act 1972 (i.e. as amended by the Local Government, Planning and Land Act 1980).

Yours faithfully

J. P. Dooly

for Chief Executive and Clerk

Copy to: County Planner

Chief Executive
Castle Point District Council

CASTLE POINT D.C.

CLERK'S DEPT.

11 APR 1990

DISTRIBUTION:

That an Operative Resolution be passed for the purposes of Regulations 4(5) of the Town and County Planning General Regulations 1976, to carry out the development specified below, subject to the condition stated:

Premises

Project

Hadleigh County Infants School,
Bilton Road, Hadleigh.

Extension to form new Changing
Rooms.

1. The backwork to be used on the external finish of the proposed extension shall match that of the existing building.

Continue overleaf if necessary

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

11 APR 1989

To **B. Chaston, Esq.,**
..... **Roger Ludlow, Marchants, Gambles Green, Terling,**
..... **Nr. Chelmsford, Essex**

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

Porch at 37 Hill 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 harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

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.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated .. **16th February 1989** ..

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

CPT/BR/17/89

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD
- 8 MAR 1989

To Mr. and Mrs. D. Brookman,
c/o Ron Hudson Designs Ltd., 309 London Road,
Hadleigh, Benfleet, Essex

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

**One detached, three bedroomed bungalow with double garage at 9 Essex Close,
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

16th February 1989
Dated

Signed by
C. R. C. H.

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/BR/17/89

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. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
4. The garage(s) shall be retained solely for that use and not converted into living accommodation.
5. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
To safeguard the amenities of the surrounding dwellings.
4. To retain adequate on site garaging provision.
5. To ensure garage forecourts of adequate depth clear of the adjoining highway.

Dated: 16th February 1989

Signed by: *J.R. Chigflem* 3.
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON 1259(3)

- 8 MAR 1989

To Dalleymead Ltd.,
c/o Saunders & Huggins, 9 Palmers Avenue,
Grays, Essex

This Council, having considered your ~~*(Outline)~~ application to carry out the following development :-
Eight detached houses and garages at land adjacent No.11 Elm View Road, Benfleet

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

subject to compliance with the following conditions :-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated 7th February 1989

Signed by *C. R. Chapman*

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


SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/18/89

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. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
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 external elevations of the proposed development shall be treated in accordance with the attached schedule of finishes from which there shall be no departure without the prior consent in writing of the Castle Point District Council.
6. The garage(s) shall be retained solely for that use and not converted into living accommodation.
7. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
8. All windows in the side elevations at first floor level shall be obscure glazed and permanently retained as such.

Dated 7th February 1989


Signed by.....
Chief Executive & Clerk of the Council.

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/18/89

CONDITIONS/CONTINUED:

9. As part of the requirement of condition 4 above, before any work commences on the site a survey of the existing trees and shrubs on the site shall be submitted to Castle Point District Council and shall indicate all the trees and shrubs to be removed and those to be retained. Such scheme shall be agreed in writing by Castle Point District Council and any tree or shrub contained in the agreed scheme shall be protected during construction of the dwellings hereby approved and thereafter retained.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
5. To ensure a satisfactory development in sympathy with existing development in this area.
6. To retain adequate on site garaging provision.
To ensure garage forecourts of adequate depth clear of the adjoining highway.
8. To safeguard the privacy of the occupiers of adjoining dwellings.
9. To retain a degree of natural relief on the site and in the interests of the visual amenities of the locality.

Dated 7th February 1989

Signed by.....
Chief Executive & Clerk of the Council.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

RECEIVED ON CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To **M. Daley, Esq.,**
..... **c/o T. Williams, 103 High Road, Orsett, Grays, Essex.**

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

Single storey, sloped roofed, front extension, single storey, flat roofed, side extension, and part flat roofed, part slope roofed, rear extension at 8 Lodge Close, Thundersley

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

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

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.
3. To safeguard the residential amenities of the adjoining occupier.

30th March 1989

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTRATION CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To **M. Gravenor, Esq.,**
..... **222 London Road,**
..... **Benfleet,**
..... **Essex**

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

Extension to store for shop at 222 London 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 & Country Planning Act 1971.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **28th. February. 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

CPT/21/89

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

RECEIVED
11 APR 1989

To **Mr. and Mrs. Westley,**
 c/o J.M. Rubio, Esq., 60 London Hill, Rayleigh, Essex

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

First floor, flat roofed, rear extension at 84 Uplands 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)

1. subject to compliance with the following conditions :-
The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. **The proposed development shall be finished externally in materials to harmonize with the existing building.**
3. **No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.**
4. **The windows created at first floor level in the north and south elevations of the building shall be of the size indicated on the plans accompanying the application, obscure glazed and fixed shut except for the top hung sashes and thereafter permanently retained as such.**

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.**
3. **To safeguard the residential amenities of the adjoining occupier.**
4. **To protect the privacy of the occupiers of the adjoining dwellings.**

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

16th February 1989

Dated

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Application No.CPT/BR/23/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Order 1973

District Council of CASTLE POINT

To
Winser Vogue,
c/o J. Ellis, 17 Elm Road, Canvey Island, Essex

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

on26th April.....19...89 in respect of Outline Application No. .CPT/BR/23/89
atrear of 57 May Avenue, Canvey Island.....
in accordance with the following drawings submitted by you:-

Details of one detached, one bedroomed bungalow and garage

subject to compliance with the following conditions:-

The reasons for the foregoing conditions are as follows:-

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

23rd November, 1989

Date

Chief Executive and Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Winsor Vogue,
..... c/o J. Ellis, 17 Elm Road, Canvey Island, Essex.....

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

**One detached, one bedroomed bungalow with garage at rear of 57 May 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 ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated 26th April, 1989...

Signed by

Barry Rollins
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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/23/89

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 (hereinafter called "the reserved matters"), the approval of which shall be obtained from the district planning authority before development is begun.
2. Application for approval of the reserved matters shall be made to the district 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.
4. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
5. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
6. No development of the type specified in Classes A to H inclusive, of Part I of Schedule 2 of the Town and Country Planning General Development Order 1988, shall be carried out without the written permission of the Castle Point District Council.
7. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
8. The garage(s) shall be retained solely for that use and not converted into living accommodation.
9. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

CONTINUED...../

Dated:

Bam Rolinger

Signed by:.....3.....
Chief Executive / Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/23/89

REASONS:

- 1.) The particulars submitted are insufficient for consideration of the
- 2.) details mentioned, and also pursuant to Section 42 of the Town and
- 3.) Country Planning Act 1971.
4. To obtain maximum visibility in the interests of highway safety.
5. To safeguard the privacy and amenities of both this and adjoining premises.
6. 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.
7. To safeguard the amenities of the surrounding dwellings.
8. To retain adequate on site garaging provision.
9. To ensure garage forecourts of adequate depth clear of the adjoining highway.

Dated:

26th April, 1990

Signed by:.....
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT

Town and Country Planning (Control of Advertisements) Regulations, 1969

District of CASTLE POINT

ToThames Union Ltd.....
c/o D.H. Franklyn, 40 Hadleigh Road, Leigh-on-Sea, Essex
.....
.....

Your application for express consent to the display of the following advertisement(s) has been considered:-

White neon sign at 677 and 679 High Road, South Benfleet

In pursuance of the powers exercised by them as district planning authority this Council DO HEREBY GIVE NOTICE of the decision to CONSENT to such display which CONSENT is hereby granted subject to the standard conditions (set out in Note (2) overleaf) which apply by virtue of Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations, 1969, and are specified in Part 1 of the First Schedule to those Regulations.

Dated this 28th day of November 19 89

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

.....

Chief Executive and Clerk of the Council

3

N.B By virtue of Regulation 20(1) of the Town and Country Planning (Control of Advertisements) Regulations, 1969, the consent hereby granted will take effect as a CONSENT FOR FIVE YEARS FROM THE DATE HEREOF.

NOTES

(1) Except when it is otherwise directed by the local planning authority when granting consent, or where renewal of consent is applied for and refused, advertisements displayed with express consent granted under the Town and Country Planning (Control of Advertisements) Regulations, 1969, may, on the expiry of the term thereof, continue to be displayed, subject to the power of the local planning authority to require the discontinuance of the display under Regulation 16.

(2) The standard conditions specified in Part 1 of the First Schedule to the Town and Country Planning (Control of Advertisements) Regulations, 1969, are as follows:-

1. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
2. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the local planning authority.
3. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the local planning authority.

(3) Nothing in this consent shall be taken as operating to discharge an obligation or liability, imposed or incurred under any other enactment in force, in relation to any operation or other matter involved in the display of advertisements.

CONDITION:

The maximum luminance shall not exceed 1000 cdm^2 .

REASON:

In the interests of amenity.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTRATION CARD

DISTRICT COUNCIL OF CASTLE POINT

To Mr. R. Herridge,
..... 16 Grosvenor Road,
..... South Benfleet,
..... Essex

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

Two storey, pitched roofed, side and rear extensions and two pitched roofed front dormers at 16 Grosvenor Road, South Benfleet

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

subject to compliance with the following conditions :-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated 16th March 1989,

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/26/80

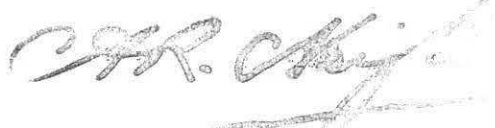
CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. The proposed development shall be finished externally in materials to harmonize with the existing building.
4. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
5. The garage(s) shall be retained solely for that use and not converted into living accommodation.
6. The window on the side of the bedroom extension at first floor level on the north elevation shall be a high level window with the cill height 5'6" above floor level and permanently retained as such and not as indicated on the elevation plans as submitted.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. In order to ensure a development sympathetic to and in keeping with the existing development.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site parking provision.
6. To protect the privacy of the occupiers of the adjoining dwellings.

Dated: 16th March 1980



Signed by
Chief Executive & Clerk of the Council,

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Mr. P. Banner,**
c/o C.M. Powell, 33 Ash Road,
Canvey Island, Essex

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**Two storey, pitched roofed, front extension at 16A Waarem Avenue,
Canvey Island**

for the following reasons:-

The proposed development, by reason of its substantial projection, in advance of the adjoining properties and the established building line to Waarem Avenue, would create an obtrusive feature in the street scene, and would be out of character with the series of dwellings, of which the development site forms part.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

16th February 1989

Dated

Signed by

Chief Executive and Clerk
of the Council



Planning Inspectorate
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
 Telax 449321

Direct Line 0272-218 927
 Switchboard 0272-218811
 GTN 1374

10/7/1137

Mr P Banner
 16A Waarem Avenue
 CANVEY ISLAND
 Essex
 SS8 9DS

Your reference

Our reference

T/APP/M1520/A/89/126249/P5

Date

19 FEB 90

C.C.C.P. 20/10/90

6m

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
 APPLICATION NO: CPT/27/89

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Castle Point District Council to refuse planning permission for a 2-storey front extension to 16A Waarem Avenue, Canvey Island. I have considered the written representations made by you and by the Council and I inspected the site on 22 November 1989.
2. From my visit to Waarem Avenue and the representations received, I consider the main issue to be decided is whether your proposed extension would cause material harm to the street scene.
3. Your house is situated in an established residential area of Canvey Island and the Council has raised no objection of principle to the proposal. The Council actively seeks to enhance the built environment within its area and is guided by policies in the Approved Development Plan to ensure that all new building works are appropriate in their setting. Such long established policies and the Council's commitment to implement them are clearly worthy of support.
4. Waarem Avenue is a straight level suburban street containing a mix of buildings of varying dates. Designs include one and 2-storey properties, ridges parallel with the road, gables facing the road and flat roofs. There is no common building line and as older properties are redeveloped, the replacement dwellings appear to often reflect the siting of the former building.
5. Your proposal is to enlarge your home by, in effect, extending forward the full width and height of the gable end facing the road by 2.1 m. The attached garage would remain as now, thus retaining a full vehicle parking space in front of the garage door. I accept the Council's point that your house is one of 6 similar ones, constructed as a group with a common building line. However, given the variety of styles, sitings and front boundary treatments in this part of Waarem Avenue, I consider that the original layout of these houses is only one way of achieving a satisfactory street scene: there are alternatives. Given that your proposal reflects the existing front elevations and the materials specified on the plan are to match the existing, I do not consider a stepping forward of the front elevation of your house by 2.1 m would cause such harm to the street scene as to justify withholding planning permission in this case.
6. I have considered all the other matters raised in the representations. I do not consider that the Council's policies are in any way materially undermined by accepting that there are alternative means of achieving a satisfactory street scene

in a suburban residential area. Whilst in this case the proposal would change the status quo, I do not consider demonstrable harm would be caused to any interest of acknowledged importance. Neither this nor any other matters lead me to reach a different decision. I consider that the external finish is adequately specified on the submitted plan.

7. For the reasons I have given, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for a 2-storey front extension to 16A Waarem Avenue, Canvey Island in accordance with the terms of the application (No CPT/27/89) dated 6 January 1989 and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.

8. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of The Town and Country Planning Act 1971.

I am Sir

Your obedient Servant



A R FOSTER DipTP MRTPI
Inspector

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/28/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

Appeal
dismissed

14.9.89

DISTRICT COUNCIL OF CASTLE POINT

To **B. Litman, Esq.,**
..... **c/o Point Services, 128 New Road, Hadleigh,**
..... **Benfleet, Essex.**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**Resiting of access road, and one detached, four bedroomed house with garage
at land adjoining 149 Church Road, Hadleigh**

for the following reasons:-

1. The proposal removes a significant area of land which forms part of the car parking area for the remainder of the uses on the site and would therefore lead to the parking of vehicles on the highway, detrimental to highway safety and the free flow of traffic on the adjoining roads.
2. The proposal should form part of a comprehensive scheme for the redevelopment of this site and all of the land to the north and west of the site, in order that a scheme for residential use could be provided which would ensure satisfactory living conditions for the occupiers of those dwellings.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **16th March 1989**

Signed by

Chief Executive and Clerk
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



Planning Inspectorate
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927

Switchboard 0272-218811

GTN 1374

Messrs Point Services
128 New Road
Hadleigh
BENFLEET
Essex
SS7 2RG

Your reference

159111

Our reference

T/APP/M1520/A/89/120667/P8

Date

14 SEP 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR B LITMAN
APPLICATION NO: CPT/28/89

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the alleged failure of the Castle Point District Council to determine an application for outline planning permission for the erection of a detached 4-bedroomed house, with revised access arrangements to land at the rear, on land adjoining No 149 Church Road, Hadleigh. I have considered the written representations made by you, by the Council and by interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 31 August 1989.

2. From my consideration of all the representations made and my inspection of the site, it appears to me that the first main issue in this appeal is whether the resulting loss of land available for car parking and vehicular movements in connection with the adjoining frontage business would be likely to result in excessive congestion on the adjoining street to the inconvenience and possible danger of road users. The second main issue is whether future occupiers of the proposed dwelling would enjoy reasonable living conditions in terms of privacy and freedom from excessive noise.

3. The appeal site is an area of land which lies to the east of a relatively large distribution warehouse and its retail shop, devoted to the sale, rental and distribution of all types of domestic electrical appliance. That business enterprise is in the same ownership as the appeal site. The site is bisected by an access road which leads to a variety of separate industrial and business uses at the rear. These other enterprises are not under the ownership or control of the appellant, and they apparently have no rights in connection with the appeal site except for access across it. The surrounding area is predominantly residential in character, with housing adjoining the appeal site and on the opposite side of the road, and it forms a relatively quiet backwater.

4. On the first main issue, the present proposal is to re-site the access way to the land at the rear closer to the frontage warehouse/shop, and then to erect a dwelling on the remainder of the site. The owners of the land at the rear would apparently be prepared to give consent to the repositioning of the access. If this proposal were to be implemented, the only land still available for what is a substantial business on the frontage would be a relatively narrow strip down the side of the buildings and across the frontage.

5. In my opinion the land then left available for that enterprise would be wholly inadequate to cater for the reasonable car parking requirements of the business and for its loading and unloading needs. In my opinion there is no necessity to work this out according to any mathematical formula under the non-statutory parking guidelines operated by the Council. For it is clear that the number of car parking spaces would have to be severely restricted by the need to provide adequate visibility across the corner of the new access way, those spaces left along the frontage would entail backing out into the street, and effectively there would be no space left for any on-site loading and unloading.

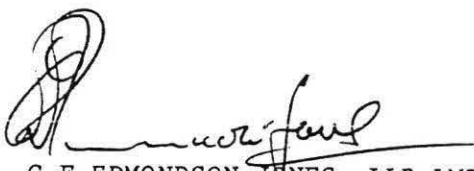
6. You have argued that the appeal site is not specifically required to be used for access or for parking purposes in connection with the warehouse/shop business, but I do not accept the implication that therefore the land can be used for other purposes. To change the use of this land from what has clearly been its established use as ancillary to the main frontage business would in my opinion be unacceptable. Steps were taken relatively recently by the appellant to prevent its partial use by such vehicles, and the resulting congestion on the adjoining street has at times become excessive, as evidenced by photographs taken by an interested person. These illustrate the level of hazard and inconvenience resulting, with large delivery vehicles parked alongside each other, one on the frontage land and the other partly on the street, with pedestrians forced to squeeze between them. It is clear to me that, if the appeal site were to be built on, the resulting loss of land for car parking and vehicular movement for that frontage business would inevitably lead to excessive congestion on the adjoining residential street to the inconvenience and possible danger of road users.

7. Turning to the second issue, the repositioned access way would run along the entire length of the side boundary of the proposed building plot, and the restricted width of the plot would inevitably mean that the traffic up and down it would be relatively close to the proposed new house. It has to be remembered that this would not be an ordinary residential side turning, as it would have been under the scheme put forward in 1980, but would be an access way taking heavy vehicles up and down to the relatively substantial industrial and business uses behind. In my opinion it would be wrong to allow a new house to be built there, since future occupiers would be deprived of any real privacy even in the garden at the rear and would also be subjected to excessive noise from heavy vehicles rumbling up and down at close quarters to them.

8. I have therefore concluded that this appeal should be dismissed. In coming to this conclusion I have taken into account all the other representations made, and in particular I have had full regard to the desirability, wherever possible, of making full and effective use of available housebuilding opportunities within existing built-up areas. Nevertheless, none of these matters could in my opinion justify permission being granted in the face of the strong planning objections I have already outlined.

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

I am Gentlemen
Your obedient Servant



G E EDMONDSON-JONES LLB LMRTPI Solicitor
Inspector

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

RECEIVED CARD

11 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To **R. Bates, Esq.,**
..... **c/o R.J. Scott Associates, 91 High Street, Hadleigh, Essex**

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

Two detached, four bedroomed houses and garages at 54 New Park Road, Benfleet

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

subject to compliance with the following conditions :-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **16th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF


SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/ER/29/89

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. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
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. 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.
6. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
7. The garage(s) shall be retained solely for that use and not converted into living accommodation.
8. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

Dated 16th February 1989


Signed By
Chief Executive & Clerk of the Council.

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/BR/29/89

CONDITIONS:/CONTINUED:

9. Where garage spaces and forecourt parking spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.
10. Reasonable facilities shall be given to the County Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, prior to and during the development. A timetable and scheme of works shall be submitted to and agreed in writing with the County Planning Authority before any construction work is commenced.
11. All windows at first floor level in the side elevations of the dwellings hereby permitted shall be obscure glazed and permanently retained as such.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
5. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.
6. To safeguard the amenities of the surrounding dwellings.
7. To retain adequate on site garaging provision.
8. To ensure garage forecourts of adequate depth clear of the adjoining highway.
9. To ensure the retention of adequate on site car parking to the Council's adopted standard.
10. In order that the County Council may maintain a watching brief to prepare archaeological records of the site.
11. In order to protect the privacy of the occupiers of the adjoining dwellings.

Dated 16th February 1989

Signed by 
Chief Executive & Clerk of the Council.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTRATION CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To **Haxey Portable Buildings,**
..... **c/o Mr. R.D. Leeper (Manager), Northwick Garden Centre,**
..... **Canvey Road, Canvey Island, Essex.**.....

This Council, having considered your *(Outline) application to carry out the following development :-
Erection of two brick walls at Northwick Garden Centre, 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 :-

**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 & Country
Planning Act 1971.**

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **28th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mr. Burns,
..... c/o Brian Davison Assoc., Westley House, 117-119 Rectory
..... Grove, Leigh-on-Sea, Essex, SS9 2HW.

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**Erection of three detached houses with garages via a private drive at Glen House,
Badgers Way, Thundersley**

for the following reasons:-

1. The proposal is located in an area within the Extended Green Belt where development of this nature is only granted in the most exceptional circumstances.
2. The proposal is served by inadequate access contrary to the Council's policy in respect of backland development and would be likely to adversely affect the amenity of nearby residents.
3. The proposal would be likely to create pressure to remove existing mature trees which would adversely affect the amenity and character of the area.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 21st March 1989

Signed by

Chief Executive and Clerk
of the Council

Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218927
Switchboard 0272-218811
GTN 1374

C.C. CPO
28/12/89 tm

10/7/1139

Point Services,
128, New Road,
HADLEIGH,
Benfleet,
Essex,
SS7 2RG

Your Reference:
174149
Our Reference:
T/APP/M1520/A/89/126251/P5
Date: 21 DEC 89

Gentlemen

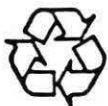
TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY HAROLD BURNS ESQ
APPLICATION NO: CPT/37/89

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Castle Point District Council to refuse outline planning permission for the erection of 3 houses on land fronting "Glen House", Badgers Way, Benfleet, Essex. I have considered the written representations made by you and by the Council and also those made by the Essex Badger Protection Group, and interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 6 December 1989.

2. From the written representations and my inspection of the site and its surroundings I have formed the view that there are 3 principal issues in this case. Firstly, whether there are any exceptional circumstances which justify overriding the strong presumption against inappropriate development within the green belt; secondly, whether the increased use of the existing private drives would materially harm neighbouring residents or highway safety; and, thirdly, the impact of the proposal on existing trees in and around the appeal site.

3. On the first issue, whilst you accept that the land is included within the Extended Green Belt as defined in the First Review Development Plan and confirmed in the Essex Structure Plan, it is your contention that the land does not serve any of the stated purposes of the green belt and it is effectively within the urban area.

4. I found the appeal site forms a large open area which separates the dwellings fronting Badgers Way from the pair of houses "Glens End" and your client's "Glen House". Although laid out as formal garden the land provides a spacious setting for these 2 dwellings which are located at some distance from the main built up frontage to Badgers Way. As such they are somewhat isolated from the more dense development of the principal urban area and are characteristic of the scatter of dwellings which are commonly to be found in this former plotland area. Although there is a pocket of housing to the east of the site in Glenmere Park Avenue, the site essentially forms part of the mainly open land which extends to the west and south and serves the function of preventing the adjacent communities from merging. I conclude, therefore,



that there is no reason to question the inclusion of this land within the extended green belt pending determination of green belt boundaries upon the adoption of a local plan.

5. The proposed houses would largely infill the gap between the dwellings to the north and your client's and his neighbours' houses to the south thereby changing significantly the character and appearance of this area by linking a visually isolated pair of houses with the built up area. As such the development would seriously harm the aims of the green belt. Whilst there is a recognised need to maximise the use of land within the urban area it should not be at the expense of the protection of especially vulnerable areas of land on the edge of the built up area, such as the appeal site, which by its inclusion in the green belt is intended to remain undeveloped unless for a purpose appropriate to its function. As the proposed dwellings would not fulfill such a purpose I find no exceptional circumstance which would justify overriding the strong presumption against inappropriate development in the green belt.

6. On the second issue, it is proposed that the 2 existing driveways to the east and west of the site which serve "Glen House" would provide access to the 3 new dwellings. Both driveways are only sufficiently wide for one vehicle to enter and leave them from Badgers Way at any one time. Whilst they have been in use for the last 24 years the traffic generated by the 2 existing houses would be significantly less than would arise with the addition of a further 3 large houses where at least 2 cars might be expected per dwelling. In my opinion, the intensification of the use of these driveways by domestic and service vehicles serving 3 additional houses would be likely to lead to a degree of traffic conflict at their junctions with Badgers Way. Although I found visibility to be generally adequate at the junctions of both driveways with Badgers Way, a quiet residential road, any vehicle forced to wait at the entrance of the drive whilst another left would interfere with that visibility and thereby prejudice the safety of other road users.

7. Both driveways are flanked to the west at their junctions by an existing house. Although I could see only one window in the side of each dwelling which face the drives, it is my opinion that the additional use of these accesses would increase their impact on the occupiers of these houses because of the additional noise and disturbance likely to be associated with extra traffic going past their properties. The impact on No 40 Badgers Way would be the more serious as the main bulk of this dwelling is closer to the eastern driveway than No 20 is to the western. I conclude on the second issue, therefore, that the development would be unneighbourly and would diminish the safety of highway users. As such the development would conflict with the Council's non-statutory guidelines on backland development which seek to ensure the satisfactory development of land which does not have an independent road frontage.

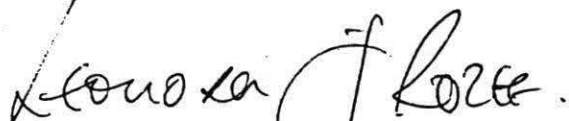
8. Section 59 of the 1971 Act imposes a duty on local planning authorities to ensure that in granting planning permission adequate provision is made for the preservation and planting of trees. In this case there are a number of trees within the vicinity of the appeal site, mainly flanking the access drives although only 4 oak trees have been protected by a Tree Preservation Order. The remaining trees and shrubs provide valuable screening to the 2 existing dwellings to the south of the site and it is important to the arcadian character of the area that the existing vegetation is preserved. In my view, although the site itself is largely free of mature trees the scheme as shown in the sketch layout could prejudice the future of trees adjacent to the western access and, in particular, the oak tree identified as T1 on the TPO plan. However, I am mindful of the fact that this is an outline application and note that your client has indicated that it is not his intention to remove

any trees. In these circumstances, I do not consider there is sufficient basis for the Council's concern about the impact of the development on trees to justify the dismissal of this appeal on my third issue.

9. I have taken into account all other matters raised in the written representations but find nothing of such weight as to override the considerations which have led to my conclusions.

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

I am Gentlemen
Your obedient Servant



LEONORA J ROZEE BA(Hons) MRTPI
Inspector

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TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

9 MAY 1989

To **Mr. T. Reeves,**
..... **c/o K.J. Master, 24A Balfour Road, Grays, Essex**
.....

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

Stationing of Mobile Home for a temporary period during construction of dwellinghouse at rear of 247 Kents Hill 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 proposed mobile home shall be removed from the site on or before the 31st December, 1989 unless this permission has been extended in writing by the Castle Point District Council.
2. The mobile home shall be connected to the existing drainage system and provided with water and electricity services for the duration of the period specified in condition 1 above.

The reasons for the foregoing conditions are as follows :-

1. To ensure the mobile home only remains on site during the construction of the dwellinghouse and to avoid the retention of an unsatisfactory form of temporary living accommodation.
2. In order to provide satisfactory services and living conditions for the occupiers.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **16th February 1989**

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

T.J. Reeve, Esq.,
To.....4 Albion Road,
South Benfleet,
.....Essex

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

Stationing of mobile home for a temporary period during construction of dwellinghouse at rear of 247 Kents Hill 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 proposed mobile home shall be removed from the site, on or before the 31st June, 1990, unless this permission has been extended, in writing, by the Castle Point District Council.
2. The mobile home shall be connected to the existing drainage system and provided with water and electricity services for the duration of the period specified in condition 1 above.

The reasons for the foregoing conditions are as follows:-

1. To ensure the mobile home only remains on site during the construction of the dwellinghouse, and to avoid the retention of an unsatisfactory form of temporary living accommodation.
2. In order to provide satisfactory services and living conditions for the occupiers.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

6th February, 1990

Dated

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.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD
11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To.....**Mr. G. Brown,**.....
.....**c/o Mr. S.W. Rix, 256 Kiln Road, Thundersley, Essex**.....

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

Sunlounge at 9A Clarence Road, South Benfleet

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

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **1st June 1989**
Signed by **Benny Rollins**

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/39/89

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. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
3. The proposed development shall be finished externally in materials to harmonize with the existing building.
4. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To safeguard the privacy and amenities of both this and adjoining premises.
3. In order to ensure a development sympathetic to and in keeping with the existing development.
4. To safeguard the residential amenities of the adjoining occupier.

Dated 1st June 1989

Bern Rollins

Signed by
Chief Executive & Clerk of the Council.

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