

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Development Order 1988

District Council of CASTLE POINT
B.B. Grout & Sons Bakers and Confectioners,
Toc/o Ron Hudson Designs Ltd., 309 London Road,
Hadleigh, Benfleet, Essex, SS7 2BN
.....
.....

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.

on20th March..... 19 90. in respect of Outline Application No. GPT/1475/89
atLand to the rear of 80 Furtherwick Road, Canvey Island.....
in accordance with the following drawings submitted by you:-

Details of two storey pitched roofed building

subject to compliance with the following conditions:-

1. The car parking and loading areas shall be provided prior to the occupation of the building and these areas shall be maintained free of any impediment to their use for car parking, access and loading provision for the development hereby approved.
2. No doors, gates, fences or other means of enclosure shall be created to the east and west ground floor areas of the building and the site without the express consent in writing of the Castle Point District Council.

The reasons for the foregoing conditions are as follows:-

1. & 2. In order to ensure satisfactory on-site car parking, loading and access provision.

4 DEC 1990

27th November, 1990

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

Date
Ben Rollins
Chief Executive and Clerk of the Council 3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 78(i) of the Town and Country Planning Act 1990, within six months of the date of the decision. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.

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

If the car parking and loading areas shall be provided prior to the occupation of the building and these areas shall be maintained free of any impediment to their use for car parking, access and loading provision for the development hereby approved.

2. The doors, gates, fences or other means of enclosure shall be created to the east and west ground floor areas of the building and the site without the explicit consent in writing of the Castle Point District Council.

1.1. In order to ensure satisfactory on-site car parking, loading and access provision.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To.....~~B.B. Grout & Sons~~,.....
c/o Ron Hudson Designs Ltd., 309 London Road,
.....Hadhleigh, Essex

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

Two storey pitched roofed building providing bakery, confection and pastry areas, storage office and staff facilities at land to rear of 80 Furtherwick Road, Canvey Island
in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

3 APR 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 20th March, 1990
Signed by *Bam Rollier*
Chief Executive and Clerk
of the Council

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

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/1475/89

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. 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.
5. The area hatched yellow on the plan returned herewith shall be hard surfaced to the satisfaction of the Castle Point District Council and any car parking spaces provided, shall be marked thereon in materials approved in writing by the said authority, prior to the occupation of the development hereby approved.
6. Five car parking spaces shall be provided and permanently retained on the area of hardsurfacing provided in accordance with condition 5 above.
7. No storage of goods or materials shall take place on the site outside the building hereby permitted.

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.

/CONTINUED.....

Dated: 20th March, 1990

Signed by: Benny Rollinger
Chief Executive and Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/1475/89

REASONS/CONTINUED:

4. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.
5. In order to ensure a satisfactory and acceptable development of this site.
6. In order to ensure on-site car parking provision in the interests of highway safety.
7. In the interests of the amenity of the surrounding occupiers and the area generally.

Dated 20th March, 1990

Signed by.....*Benny Rolliser*.....
Chief Executive & Clerk of the Council.

3

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To.....Mrs. Myers,.....
15 Orange Road,
.....Canvey Island,.....
Essex

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

Formation of pitched roof over converted garage at 15 Orange 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 reasons for the foregoing conditions are as follows:-

14 FEB 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st February, 1990
Signed by *Ben Rollinson*

Chief Executive and Clerk
of the Council

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

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Canvey Supply Co. Ltd.**,
c/o Ron Hudson Designs Ltd., 309 London Road,
Hadhleigh, Benfleet, Essex, SS7 2BN

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

**Three storey, part pitched roofed, part flat roofed, front extension at
223 London Road, Benfleet**

for the following reasons:-

**The proposed extension by reason of its mass, and poor design would create an
obtrusive and unattractive feature in the street scene.**

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

22 OCT 1990

6th February, 1990

Dated

Signed by *Barry Rollinson*

Chief Executive and Clerk
of the Council

3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of the date of the decision. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

The proposed extension by reason of its mass, and poor design would create an
obtrusive and unattractive feature in the street scene.

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/BR/1478/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mr. Byles,
c/o A.G. Coot Design, 24b Linroping Avenue, Canvey Island, Essex
.....

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

First floor, hipped roofed, rear extension, and pitched roofed, front porch at
23 Lambeth Road, Benfleet

for the following reasons:-

The proposal would be an overdominant extension that would detract unreasonably from the amenity of the occupiers of the adjoining dwellings and would result in a serious loss of light they should reasonably expect to enjoy.

- 8 MAR 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

15th February, 1990
Dated

Signed by *Barry Rollins*

Chief Executive and Clerk
of the Council

3

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Development Order 1988

District Council of CASTLE POINT
C. and B. Developments,
Toc/o Doug. E. Mills, 19 Downer Road South, Benfleet, 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.

on15th February, 1990.. in respect of Outline Application No.CPT/1479/89
at62 St. Mary's Drive, South Benfleet.....
in accordance with the following drawings submitted by you:-

Details of two, four bedroomed detached houses with semi-integral garages
subject to compliance with the following conditions:-

The garage drives shall be provided 4.9m in width and permanently retained as such free of any incumbrance to their use for parking purposes.

The reasons for the foregoing conditions are as follows:-

In order to ensure satisfactory on-site car parking provision to meet the needs of the accommodation to be provided on the site.

12 APR 1991

4th April, 1991

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

Date
Barry Rollinson
Chief Executive and Clerk of the Council

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 78(i) of the Town and Country Planning Act 1990, within six months of the date of the decision. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

(2) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.

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

The garage drives shall be provided 4.9m in width and permanently retained as such free of any encumbrance to their use for parking purposes.

In order to ensure satisfactory on-site car parking provision to meet the needs of the accommodation to be provided on the site.

1002 29A 51

1001 1001 1001

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To.....Executors of Mrs.V.E.I. James (deceased),
c/o Fisk Chartered Surveyors, 146 London Road, Benfleet, Essex
.....

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

Two, four bedroom detached houses with semi-integral garages at 62 St. Mary's Drive,
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

- 8 MAR 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 15th February, 1990

Signed by

Barry Rollison

Chief Executive and Clerk
of the Council

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

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/1479/89

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. The reserved matters referred to in Condition 1 above shall contain full details of all materials to be used on the external elevations of the proposed development.
5. The reserved matters referred to in Condition 1 above shall contain details of all landscaping, planting and tree planting to be carried out on the site, together with details of all trees and other natural vegetation on the site to be retained.
6. The reserved matter referred to in Condition 1 above shall contain details of all hedges, fences, walls and amenity screening to be erected, planted or constructed to serve the development hereby approved.
7. 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.
8. 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.

/CONTINUED.....

Dated 15th February, 1990

Barry Rollinson.

Signed by
Chief Executive & Clerk of the Council **3**

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/1479/89

CONDITIONS/CONTINUED:

9. 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.
10. Prior to the commencement of the development hereby approved, the existing dwelling on the site shall be demolished and the site thereof cleared of all hard surfacing and building works and left in a condition conducive to its future use as a garden to the new dwelling. Such works shall be to the satisfaction of Castle Point District Council.
11. The garage(s) shall be retained solely for that use and not converted into living accommodation.
12. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
13. All trees and shrubs (including hedges) must be protected by chestnut paling fences for the duration of the construction period at a distance equivalent to not less than the spread of the tree from the trunk. No materials are to be stored or temporary building to be erected inside this fence. No changes in ground level must be made within the spread of any tree or shrub without the prior written consent of the Castle Point District Council.
14. 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.
15. All windows in the side elevations at first floor level shall be obscure glazed and permanently retained as such.
16. Each dwelling shall provide within the curtilage of the site a garage and two parking spaces.

/CONTINUED.....

Dated: 15th February, 1990

Benny Rollins

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/1479/89

CONDITIONS/CONTINUED:

17. The proposed driveways shall be widened to 4.8m.
18. The existing watercourse to the south of the site shall not be blocked or piped without the prior written consent of the Castle Point District Council and shall be fenced in accordance with Condition 8 above in the position indicated in green on the plan returned herewith, incorporating gated access for maintenance purposes.

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.
- 4.) In order that full consideration can be given to these matters prior to
- 5.) commencement of the development hereby approved.
- 6.)
7. To obtain maximum visibility in the interests of highway safety.
8. To safeguard the privacy and amenities of both this and adjoining premises.
9. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
10. To ensure that a sub-standard form of tandem development is not created.
11. To retain adequate on site garaging provision.
12. To ensure garage forecourts of adequate depth clear of the adjoining highway.
13. To preserve the natural amenities of the site.
14. To ensure the retention of adequate on site car parking to the Council's adopted standard.
15. In order to protect the privacy of the occupiers of the adjoining dwellings.
16. To ensure adequate on-site car parking provision to meet the Council's standards for the accommodation provided in the interests of highway safety and the free flow of traffic.
17. In order to provide on-site car parking provision to meet the Council's standards in the interests of highway safety and the free flow of traffic.
18. In order to ensure the satisfactory functioning of the watercourse.

Dated 15th February, 1990

Signed by Bern Rollins
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. Elrick,
c/o Planning & Design Services, St. Andrews, 156 Rawreth Lane,
Rayleigh, Essex, SS6 9RN

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

Two storey, pitched roofed, side extension and sloped roofed, front porch at
22 Borrowdale Close, Thundersley

for the following reasons:-

1. The proposal constitutes an overdominant two storey extension sited on the boundary of the plot and would have a serious detrimental affect on the private rear garden amenity area of the adjoining dwelling by reason of overshadowing and loss of light to the detriment of the occupiers thereof.
2. The garage would be sited less than 20ft (6m) from the highway boundary. If allowed therefore it is likely that cars would be parked either on the carriageway in front of the application site to the detriment of highway safety and the free flow of traffic, or partially on the forecourt and partially on the highway to the detriment of pedestrian safety.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

8 MAR 1990

15th February, 1990

Dated

Signed by

Chief Executive and Clerk
of the Council

3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning: General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To...Heritage Estates,.....
c/o Watson, Temple, Commercial, 17 Clarence Road,
.....Southend-on-Sea, Essex

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

Change of use from Estate Agents/Insurance Brokers Office, to shop for the sale
of hot food at 161 Church Road, Thundersley

for the following reasons:-

1. The proposal does not provide sufficient on-site car parking facilities to meet the needs of the development proposed in accordance with the Council's standards and would be likely therefore to lead to parking on the highway to the detriment of highway safety and the free flow of traffic at this busy location.
2. The proposal would be likely to lead to a loss of amenity reasonably expected to be enjoyed by the occupiers of adjoining residential properties by reason of smell, noise and general disturbance particularly during unsocial hours.

E 4 MAY 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated10th April, 1990

Signed by *Barry Rollinson*

Chief Executive and Clerk
of the Council

3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of the date of the decision. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To J. Miles, Esq.,
c/o Hamlet Designs, 15/17 Queens Road, Southend-on-Sea, Essex
.....

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

Hipped roofed, double garage at 75 Downer Road, Benfleet

for the following reasons:-

1. The site is outside any area of land allocated for such purposes, and is within the Extended Green Belt on the Approved Review Development Plan and Metropolitan Green Belt in the Structure Plan where development of this type is permitted only in exceptional circumstances.
2. The proposal is contrary to the Council's recently adopted policy in respect of development in the Green Belt.

15 FEB 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 6th February, 1990
Signed by *Ben Rollins*

Chief Executive and Clerk
of the Council

3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mr. K. Howard,
..... c/o Mr. A. Lane, 12 Annalee Gardens, South Ockendon,
..... Essex, RM15. 5DF.....

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

Single storey, sloped roofed, front extension, and pitched roofed, first floor, rear extension at 82 Uplands Road, Benfleet

for the following reasons:-

1. The proposal would be an overdominant extension in relation to the adjoining dwellings and would project substantially to the rear of those dwellings and thereby have a detrimental affect on the amenities reasonably expected to be enjoyed by the occupiers of those adjoining dwellings particularly in their private garden amenity areas.
2. The proposal involves the provision of a side window at first floor level to the extended bedroom which will lead to overlooking and a serious loss of privacy for the occupiers of the adjoining dwelling to the south.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

- 8 MAR 1990

Dated 15th February, 1990
Signed by *Ben Rollins*

Chief Executive and Clerk
of the Council

3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

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

TOWN AND COUNTRY PLANNING ACT 1971
Town and Country Planning General Development Orders

CPT/1485/89

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. D. Robinson,
..... c/o Cavalier Plans, 136 Westbourne Road, Westcliff-on-Sea,
..... Essex, SS0 9JE.....

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

Single storey, sloped roofed, side and rear conservatory extension at 11 St.Mary's Drive, 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.

8 MAR 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 15th February, 1990

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

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/1486/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To I.A. Kendall, Esq.,
..... c/o C.E. Stroud, FIAS., TP., 240 Lower Higham Road,
..... Chalk, Gravesend, Kent, DA12 2NR

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

Raising of roof incorporating bonnet hipped ends, two front hipped roofed dormers, two hipped roofed dormers to each side and installation of rooms in the roofspace and hipped roofed single storey side porch at 451 Daws Heath Road, Hadleigh, Benfleet

for the following reasons:-

The proposal would change the scale and original form of the dwellinghouse to an unacceptable degree and be of undue prominence out of scale and character in this narrow Green Belt area separating the communities of Hadleigh and Daws Heath.

15 FEB 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 6th February, 1990
Signed by *Bern Rollins*

Chief Executive and Clerk
of the Council

3

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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CPT/BR/1488/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To.....~~Mr. and Mrs. L. Oliver,~~.....
c/o Ron Hudson Designs Ltd., 309 London Road,
.....~~Hadleigh, Benfleet, Essex, SS7 2BN~~.....

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

Single storey, flat roofed, 'L' shaped, rear extension at 43 Meynell 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 5th March 1993
Signed by Benny Rollinson
Chief Executive and Clerk
of the Council 2

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

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/BR/1488/89

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. 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. A 15'9" (4.8m) wide drive shall be provided to the site, prior to the completion and occupation of the development hereby approved, and shall thereafter be permanently maintained free of any impediment to its use for car parking purposes.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.
4. In order to ensure the provision of adequate on-site car parking facilities.

Dated: 5th March 1993

Signed by Benny Rollinson
Chief Executive & Clerk of the Council

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/1489/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To M.G.H. Properties,
..... c/o A.G. Coot Design, 24B Linroping Avenue,
..... Canvey Island, Essex.....

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

Three storey pitched roof shop and office building, incorporating two front and rear hipped roofed dormers at 290 High Road, Benfleet

for the following reasons:-

The proposed building by reason of its design, appearance and bulk would be incongruous in the street scene and detrimental to the character of the area.

3 APR 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 6th February, 1990

Signed by *Ben Rollins*

Chief Executive and Clerk
of the Council

3

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To.....Mr. and Mrs. Hurrell,.....
c/o K.M.V. Banks, 4 Blower Close, Rayleigh, Essex, SS6 8HW
.....

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

Two storey, hipped roofed, side extension and front canopy at 131 Hart Road,
Thundersley

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

subject to compliance with the following conditions:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

14 FEB 1990

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st February, 1990

Signed by

Barry Rollinson
Chief Executive and Clerk
of the Council

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

* This will be deleted if necessary

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

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/1490/89

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. 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 garage forecourt shall be a minimum width of 4.8m and a minimum depth of 6m.

REASONS:

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. In order to provide adequate on-site car parking provision to meet the needs of the accommodation provided in the dwellinghouse in the interests of highway safety and the free flow of traffic.

Dated 1st February, 1990

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

3

TOWN AND COUNTRY PLANNING ACT 1971
Town and Country Planning General Development Orders

CPT/1492/89

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. A. Robinson,.....
..... c/o Mr. D.J. Nicol, 206 Rectory Road, Grays, Essex, RM17 5SN
.....

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

One, five bedroomed detached house and integral double garage at 36 Thorrington
Avenue, Daws Heath

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

Bam Rollinson
Dated 15th February, 1990
Signed by 3

Chief Executive and Clerk
of the Council

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

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

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, Avon). The Secretary of State has power to allow a longer period for giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Section 6 of the Control of Office and Industrial Development Act, 1956 and Section 23 of the Industrial Development Act, 1966).

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

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/1492/89

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.

/CONTINUED.....

Dated 15th February, 1990

Barry Rollinson

Signed by
Chief Executive & Clerk of the Council.

31.

SCHEDULE OF CONDITIONS & REASONS WHICH
FORMS PART OF DECISION NOTICE NO. CPT/1492/89

CONDITIONS/CONTINUED:

9. All trees and shrubs (including hedges) must be protected by chestnut paling fences for the duration of the construction period at a distance equivalent to not less than the spread of the tree from the trunk. No materials are to be stored or temporary building to be erected inside this fence. No changes in ground level must be made within the spread of any tree or shrub without the prior written consent of the Castle Point District Council.
10. 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.
11. The windows at first floor level in the side elevations shall be obscure glazed and permanently retained as such.
12. The garage driveway shall be widened to 4.8m in width 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.
To retain adequate on site garaging provision.
7. To ensure garage forecourts of adequate depth clear of the adjoining highway.
9. To preserve the natural amenities of the site.
10. To ensure the retention of adequate on site car parking to the Council's adopted standard.
11. In order to protect the privacy of the occupiers of the adjoining dwellings.
12. In order to ensure satisfactory on-site car parking provision to meet the needs for the accommodation to be provided in the dwellinghouse in the interests of highway safety.

Dated 15th February, 1990

Bern Rollins

Signed by
Chief Executive & Clerk of the Council.

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