



## Notice of Planning Decision

TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER  
1995

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In pursuance of the powers exercised by it as District Planning Authority this Council, having considered your application to carry out the development detailed below in accordance with the plan(s) accompanying the said application, DOES HEREBY GIVE NOTICE of its decision to GRANT PERMISSION for the said development subject to the notes attached and to any additional condition(s) set out below.

**APPLICATION NO:** F/COL/02/0190      **APPLICATION DATE:** 4th February 2002

**PROPOSAL:** Erection of 1 no. 3 bedroom cottage with semi-detached garage and shared driveway and hardstanding areas.

**LOCATION:** Land adjacent to the Fox Public House and 104 East Road, West Mersea,

**APPLICANT:** Vinwood Anglia Ltd (J Vince) 210 East Road West Mersea Colchester Essex

subject to compliance with the following condition(s) :-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990.
2. Samples of all materials to be used in the external construction and finishes of all parts of the proposed development, shall be selected from the local range of traditional vernacular building and finishing materials and shall be submitted to and agreed in writing by the Local Planning Authority before the development commences.  
Reason: To harmonise with the character of existing development in the area.
3. The boundary, screen, walls and fences as indicated on the approved plans ref no JV/SM/DH05 dated January 2002, received 4 February 2002 shall be erected before the occupation of any building and shall be retained thereafter.  
Reason: To ensure a satisfactory form of development and in the interests of visual amenity.
4. All boundary walls to be erected on this site shall be finished with a brick on edge coping and terminated at each end by either a pier or return. Where changes in the height of walls occur, the higher wall shall be raked smoothly downwards to the level of the lower wall.  
Reason: These bricks have an unfinished return face that produces a very poor appearance and if used for this purpose would be detrimental to the visual amenity of the area.



## Notice of Planning Decision

5. Faced common bricks shall not be used for 103mm thick boundary walls. The bricks to be used for such walls shall be of a type to be agreed in writing with this Council prior to the commencement of the development.  
Reason: To ensure a satisfactory form of development and in the interests of visual amenity.
6. Prior to commencement of the development hereby approved full details of the surfacing materials to be used for all private, non-adoptable access ways, footpaths, courtyards, parking areas and forecourts shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.  
Reason: The application has insufficient detail for approval to be given to the external materials; and to ensure that the development does not prejudice the appearance of the locality/to ensure that the development has a satisfactory appearance in order to protect and enhance the visual amenity of the area.
7. All external boarding to the development hereby approved shall be timber featheredged weatherboarding with a painted finish, the colour of which shall be previously agreed in writing with the Local Planning Authority.  
Reason: To harmonise with the character of existing development in the area.
8. No windows, doors, voids or openings of any kind shall be inserted, placed or formed in any wall of the building hereby permitted and these walls shall remain imperforate at all times unless otherwise agreed in writing by the Local Planning Authority.  
Reason: In order to safeguard the privacy of adjoining occupiers.
9. There shall be no obstruction greater in height than 600mm above the adjacent carriageway within a sight splay measuring 120x 2.4m where the new drive meets the highway, as far as is achievable within the site.  
Reason: In the interests of highway safety.
10. Prior to the occupation of the new dwelling, the drive, parking and garage arrangements shall be completed to the satisfaction of the Local Planning Authority in accordance with the approved plans.  
Reason: In the interests of highway safety.
11. Before any works commence on site, details of tree and/or shrub planting and an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. This planting shall be maintained for at least five years following contractual practical completion of the approved development. In the event that trees and/or plants die, are removed, destroyed, or in the opinion of the Local Planning Authority fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed in writing with the Local Planning Authority.  
Reason: To ensure an appropriate standard of visual amenity in the local area.





Colchester Borough Council

Environmental Services

Lexden Grange,  
127 Lexden Road,  
Colchester,  
Essex CO3 3RJ

## Notice of Planning Decision

NOTE: In the event of any work taking place that will affect a watercourse - any culverting or works affecting the flow of a watercourse (including ditches) requires the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its consent for such works will not normally be granted except as a means of access.

The sewerage undertaker should be consulted regarding the availability of capacity in the foul water sewer. If there is not capacity in the system then the Environment Agency must be consulted further due to pollution and licensing implications with private sewage disposal systems.

Subject to the approval of the Local Authority (Building Control) a percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals should be submitted.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. It is an offence to pollute surface or groundwater under the Water Resources Act 1991.

Date: 18th April 2002

Signed:

Nicola George, Head of Planning and Protection

In determining this application the Council has taken into account the following policies:

#### Adopted Local Plan

B/H5 - A high standard of design in the layout of residential areas.

B/H6 - New development to reflect the character of the existing area.

B/H7 - Diversity in the density of development.

B/H9 - New housing to satisfy current highway and car parking standards.

#### 2nd Deposit Draft Local Plan DC1

DC1 - Development Control considerations.

UEA12 - Design.

UEA14 - Development, including Extensions, Adjoining Existing or Proposed Residential Property.



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

DC100MW 02/02  
PB 437