



**Agent:**  
Mr Greg Cooper  
Metropolis Planning & Design  
4 Underwood Row  
London  
N1 7LQ

**Applicant:**  
Shenfield Cricket Club  
Chelmsford Road  
Shenfield  
Essex  
CM15 8RQ

Application No: **14/00836/FUL**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT**  
**PROCEDURE) (ENGLAND) ORDER 2010**

In pursuance of the powers conferred on them, the Council, as local planning authority, having considered your application to carry out the following development:-

**DEVELOPMENT:** Conversion of existing grass run up area to hard surface and refurbishment of the two existing cricket nets in their existing position  
**ADDRESS:** Shenfield Cricket Club Chelmsford Road Shenfield Essex CM15 8RQ  
**DRAWING NO(s):** D2002REV 07; D3001REV 01; NSSCC002; PLANNING STATEMENT;

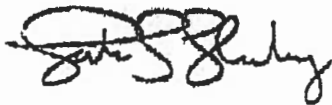
In accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for the said development, subject to compliance with the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications. Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.
- 3 No development shall take place until samples of the materials to be used in the construction of the netting and the playing surface of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The surface materials for the proposed playing surface should be permeable in accordance with DCLG guidance. Development shall be carried out in accordance with the approved details. Reason: In Order to safeguard the character and appearance of the area.

**Informative(s)**

- 1 The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.
- 2 The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: GB1, GB2, GB22, CP1, C5, PC4, T2 the National Planning Policy Framework 2012 and NPPG 2014.
- 3 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated: 5 November 2014



Gordon Glenday  
Head of Planning

**IMPORTANT – ATTENTION SHOULD BE DRAWN TO NOTES ATTACHED**

## NOTES

### PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval or consent subject to conditions, that person may appeal to the First Secretary of State, in accordance with the provisions of the Town and Country Planning Act 1990, within 12 weeks of the date of this notice (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 3/17 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but 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 that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
- (2) If permission, consent or approval to develop land is granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State 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, that person 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, consent or approval is granted subject to conditions by the First Secretary of State on appeal or on a reference of an application to the First Secretary of State. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990 and Sections 27 and 28 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (4) The decision is for planning approval only. It may also be necessary for your plans to be passed by the Borough Council under the requirements of the Building Regulations.
- (5) Unless expressly stated, this permission does not incorporate Listed Building Consent.