

PLANNING COMMITTEE26 JULY 2011

Present:- Councillors Heaney (Chairman), Challinor (Vice-Chairman), Brown, Candy, Cossens, Johnson, McLeod, G L Mitchell, White.

Substitute Members:- Councillors McWilliams (for Councillor Simons), Turner (for Councillor Fawcett).

Also Present:- Councillors Colbourne, Broderick (items 28 - 39 only), Bucke (items 28 - 37 only), Casey (items 28 - 35 only), De-Vaux Balbirnie (items 28 – 38 only), Griffiths, Halliday (items 28 – 35 only), P B Honeywood, S A Honeywood (both, items 35 (part) – 37 only), Howard, Scott (items 28 - 39 only), Shearing (items 28 - 37 only).

In Attendance:- Strategic Director, Temporary Head of Planning, Development Control Team Manager (PF), Development Control Team Manager (GP), Principal Solicitor, Democratic Services Officer.

Also in Attendance:- Mark Geddes – Highways Consultant, Richard Jackson Ltd, Barry Shaw – Head of Built Environment, Essex County Council (both, items 28 – 35 only).

(6.00 p.m. – 7.45 p.m.
And following an adjournment
7.51 p.m. – 10.20 p.m.)

28. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed those present to the meeting, briefly outlined the procedure at meetings and informed those present of the action to take in the event of an emergency. The Chairman stated the names of those Members present in the public area, for the record.

29. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Fawcett and Simons and the Planning Portfolio Holder, Councillor G V Guglielmi.

30. MINUTES

The minutes of the meeting of the Committee held on 28 June 2011 were approved as a correct record and signed by the Chairman.

31. APPLICATION TO BE DEFERRED

The Chairman advised that application 11/00637/FUL – 86 Station Road, Clacton-on-Sea had been deferred to allow the full consultation period to run before determination.

32. PLANNING APPEALS AND DECISIONS

The Committee noted the contents of a report (submitted for information only) advising them of the details of recent planning appeals and decisions.

33. PLANNING APPEALS QUARTERLY REPORT

The Committee noted the contents of a report (submitted for information only) advising them of the Planning Appeals performance during the first six months of 2011 compared with performance in the previous two years.

34. ENFORCEMENT QUARTERLY PERFORMANCE REPORT

The Committee noted the contents of a report (submitted for information only) advising them of the Enforcement Service's performance during the second quarter of 2011.

35. PLANNING APPLICATION 10/01357/FUL – FORMER RAILEX SITE & ADJOINING LAND STATION ROAD, MANNINGTREE CO11 1DZ – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF CLASS A1 RETAIL FOODSTORE WITH ASSOCIATED ACCESS, CAR PARKING, SERVICING AND LANDSCAPING

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions. The recently published update sheet was also considered by the Committee and explained by officers at the meeting.

Mr M Morsley, on behalf of Manningtree 4 Tesco, spoke in support of the application.

Mr M Dew, on behalf of Stour Community First, spoke against the application.

Mr B Rolfe, on behalf of Lawford Parish Council, spoke in support of the application.

Mrs L Lay-Flurrie, on behalf of Manningtree Town Council, spoke against the application.

Councillor Halliday, on behalf of Councillors G V Guglielmi, one of the Ward Members for Manningtree, and V E Guglielmi, one of the Ward Members for Lawford, read a prepared statement from each respectively in support of the application.

Ms L Gosling, on behalf of the applicant, spoke in support of the application.

It was moved by Councillor McLeod, seconded by Councillor White and:-

RESOLVED – That in respect of application 10/01357/FUL the Temporary Head of Planning Services (or equivalent authorised officer) be authorised to grant planning permission for the development subject to:-

(a) Within 3 months of the date of the Committee's resolution to approve, the completion of a legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990 dealing with the following matters (and any further terms and conditions as the Temporary Head of Planning Services (or the equivalent authorised officer) and/or the Head of Legal Services and Monitoring Officer in his or her discretion consider appropriate).

- Town Centre Management: - a contribution of £22,000 paid upon the commencement of development to support town centre management initiatives in Manningtree, Mistley and Lawford town centres;
- Retail Grant Scheme/Support and Development Initiative: - contribution of £55,000

towards a support and development initiative for independent Manningtree, Lawford and Mistley town centre traders;

- Tesco Express Store Manningtree: - to continue to operate from the existing Tesco Express Store for the duration of the lease (to 9th April 2022) or until sub-let or assigned to another Class A1 operator;
- Local Employment: - to use Tesco's national partnership with Job Centre Plus for the recruitment of staff for the store.
- Employment, Training and Regeneration Programmes and Initiatives: - a contribution of £34,300 towards the Council's employment, training or regeneration programmes and initiatives paid on the commencement of development:
- Construction and Traffic Management Plan: - to agree Construction and Traffic Management Plan prior to commencement of development.
- To enter into a Section 278 Agreement with the Highway Authority to provide: -
 - a) Capacity improvements at the Station Road/Cox's Hill roundabout, to be completed prior to the opening of the foodstore;
 - b) A new mini roundabout site access off Station Road to be completed prior to the opening of the foodstore;
- Town Centre Signage: - to provide and install new brown tourist signs to direct pedestrians from the store and around Manningtree town centre
- Bus Stop Enhancement: - to enter into a s278 Agreement with the Highway Authority to upgrade the four bus stops in the vicinity of the site to include raised kerbs, shelters and real time information;
- Station Underpass/bridge: - to undertake surveys and a traffic assessment of the effects of changing the priority of the railway bridge/underpass and subject to the outcome of these and with the agreement of the Highway Authority to enter into a Section 278 Agreement to carry out the permanent change in priority of the underpass.
- Heavy goods vehicle routeing: - prior to the opening of the store to agree and implement a service vehicle/heavy goods vehicle transport plan, to include a review of all heavy goods vehicle related signs in the Lawford/Manningtree/Mistley area and route(s) for delivery vehicles;
- Staff Travel Plan: - to contribute £3,000 to the cost of approving, reviewing and monitoring the Travel Plan
- To enter into a Section 278 Agreement with the Highway Authority to carry out the following works to be completed prior to the opening of the store:
 - i. Improvement works to the footway, carriageway and other related areas between the store and the primary shopping frontage (as detailed within item A.4 of the Report of the Temporary Head of Planning).
 - ii. Enhancement of the public right of way between Station Road and the River Stour. To also provide a new information board and bench on the northern end of the path together with a maintenance sum of £2,000.
 - iii. To change the carriageway material between 57 and 61 Station Road (west of the store entrance) to provide a gateway feature and provide a new parking lay-by adjacent;
 - iv. Two new zebra crossings, one to the east and the other to the west of the store

entrance.

- To landscape an area of council owned land to the rear of 19, 20 and 21 Victoria Crescent together with a maintenance sum of £2,000.
- Monitoring Fees
- Legal Fees

(b) Planning conditions in accordance with those set out in (i) below (but with such amendments and additions, if any, to the detailed wording thereof as the Temporary Head of Planning (or the equivalent authorised officer) in their discretion considers appropriate) and with the reason for approval set out in (ii) below.

(c) The Temporary Head of Planning (or the equivalent authorised officer) be authorised to refuse planning permission in the event that such legal agreement has not been completed within the period of three months, as the requirements necessary to make the development acceptable in planning terms has not been secured through S106 planning obligation, contrary to Local Plan policy QL12.

(i) Conditions

- Time limit;
- List of approved plans
- Opening hours;
- Delivery times;
- Limit on net sales area;
- No internal expansion of sales area;
- Limit on proportion of sales area for comparison goods;
- Highway works to be completed prior to opening –mini-roundabout at access and improvement to roundabout on Cox’s Hill, new zebra crossings;
- Staff travel plan;
- Materials of building and car park and circulation areas;
- Sustainability details;
- On site signage to town centre on river wall;
- Site decontamination;
- Archaeology;
- Disabled parking;
- Construction method statement, including timing of site demolition and site clearance;
- Hard and soft landscaping;
- Flood evacuation plan;
- Building stability;
- Noise;
- Security;
- Pollution control;
- Design of seating, trolleys bays lighting and public art;
- Design of water storage features (SuDS)
- Details of floor levels;
- Rainwater harvesting.
- Surface water drainage

(ii) Reason for Approval

This site is allocated in the Tendring District Local Plan (2007) for employment use and should normally be retained for that purpose. The development of the land for retail purposes is only acceptable if the proposals meet the criteria set out in PPS 4 (Planning for

Sustainable Economic Growth) and the guidance in Planning for Town Centres - Practice guidance on need, impact and the sequential approach and the requirements of Local plan policies ER2, ER3, ER4 and ER32.

The application has been assessed against the criteria in PPS4, in particular the sequential approach (policy EC15) and the impact test (policy EC16).

There are no sequentially preferable sites to that proposed and there is no clear evidence that the proposal is likely to lead to any significant adverse impacts in terms of the criteria in policies EC10 and EC16. A contribution has been made in accordance with the criteria in Local Plan policy ER3 and that would also meet the terms of policies ER2 and ER4. In assessing employment land provision regard has been had to draft Core Strategy policies CP13 and CP16 and the Stage 2 Employment land Study (2009).

Having had regard to the negative and positive impacts of the proposal assessed against the criteria in policies EC16 and EC10 of PPS4 and policy ER3 of the Local Plan, the proposals for town centre initiatives, employment initiatives, public realm improvements and highways works that would be secured through a planning obligation and taking account of other material considerations, including the representations made in response to the application and the responses from consultees the local planning Authority has concluded that on balance that there would be no material conflict with the Local Plan or Government Guidance and that the application should be approved.

36. ADJOURNMENT

The Chairman adjourned the meeting for a short while to allow members of the public to leave if they wished.

37. PLANNING APPLICATION 11/00175/DETAIL – LAND NORTH OF ST JOHNS ROAD AND WEST OF LITTLE CLACTON ROAD, CLACTON-ON-SEA CO16 8DX – SUBMISSION OF RESERVED MATTERS FOR THE CREATION OF 235 NO. TWO, THREE AND FOUR BEDROOM HOUSES AND ASSOCIATED ROADS, PATHS, DRIVEWAYS, CAR PARKING AND LANDSCAPING, PLUS PUBLIC OPEN SPACE

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions.

Councillors Challinor and White each declared a personal interest in respect of the application and remained in the meeting during the consideration thereof and the voting thereon.

Councillor Shearing, one of the Ward Members, spoke against the application.

Mr S Dunston, on behalf of the applicant, spoke in support of the application.

It was moved by Councillor Candy, seconded by Councillor McWilliams and:-

RESOLVED – That consideration of application 11/00175/DETAIL be deferred for officers to consult with the applicant to seek compliance with policy HG9 with regard to amenity space and visitor parking standard.

38. PLANNING APPLICATION 11/00132/FUL – SITE OFF ABBIGAIL GARDENS, HOLLAND ROAD, CLACTON-ON-SEA CO15 6HG – THE CONSTRUCTION OF 11NO. UNITS COMPRISING 4NO. PAIRS OF SEMI-DETACHED TWO BEDROOM BUNGALOWS, 1NO. DETACHED 4 BEDROOM HOUSE, 1NO. DETACHED 3 BEDROOM HOUSE AND 1NO. DETACHED 2 BEDROOM BUNGALOW AS A CHANGE TO THE PREVIOUSLY APPROVED PLOTS 11- 18 OF 07/00972/FUL

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions.

Mr B Highland, a local resident, spoke in support of the application.

Mr T Snow, on behalf of the applicant, spoke in support of the application.

It was moved by Councillor Turner, seconded by Councillor Candy and:-

RESOLVED – That in respect of application 11/00132/FUL the Temporary Head of Planning Services be authorised to grant planning permission for the development subject to:-

(a) the completion of a legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990 dealing with the following matters

- A commuted sum of £85,000 for the provision of affordable housing.
- A commuted sum of £17,500 in compensation for the loss of existing open space.
- A commuted sum of £5,633 towards the Council's provision of public open space

(b) Planning conditions in accordance with those set out in (i) below and with the reason for approval set out in (ii) below.

(c) The Temporary Head of Planning Services (or the equivalent authorised officer) being authorised to refuse planning permission in the event that such legal agreement has not been completed within the period of two months, as the requirements necessary to make the development acceptable in planning terms have not been secured through S106 planning obligation, contrary to Local Plan policy QL12.

(i) Conditions

- Time limit
- Plans
- Landscaping
- Materials
- Tree protection during construction
- Pedestrian visibility splays
- Parking and turning to accord with plan 402/03 N

(ii) Reason for Approval

Although the separation distances with neighbouring properties would be reduced compared with the 2008 scheme, the change would not be significant or materially harmful to the amenities of these neighbours. The proposed dwellings are of an acceptable design and are in keeping with surrounding dwellings that have already been approved and

completed. The proposal is not harmful to highway safety or to nearby protected trees and the relatively narrow range of dwelling types and sizes is acceptable. A S106 agreement requiring financial contributions totalling £108,133 will ensure that off-site affordable housing and public open space can be provided in accordance with Local Plan policies.

39. PLANNING APPLICATION 11/00543/FUL – THE WAGON, NEW ROAD, MISTLEY CO11 2AP - EXTENSION AND ALTERATIONS TO EXISTING PUBLIC HOUSE WITH DWELLING ABOVE IN CONNECTION WITH CONVERSION TO TWO NO. DWELLINGS, AND ERECTION OF TWO NO. TWO STOREY DWELLINGS WITH ASSOCIATED PARKING FACILITIES AND CONSTRUCTION OF VEHICULAR ACCESS

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions. The recently published update sheet was also considered by the Committee and explained by officers at the meeting.

Mrs R Smith, a local resident, spoke against the application.

Mr M Rayner, on behalf of Mistley Parish Council, spoke against the application.

Mr H Randall, on behalf of the applicant, spoke in support of the application.

It was moved by Councillor Candy, seconded by Councillor Heaney and:-

RESOLVED – That application 11/00543/FUL be refused for the following reasons:-

The proposed development is contrary to Policies QL9, QL11, EN17 and HG9.

Policy QL9 of the Tendring District Local Plan (2007) states amongst other things that all new development should relate well to its site and surroundings particularly in relation to its siting, height, massing, form, design and materials.

Policy QL11 of the Tendring District Local Plan (2007) states amongst other things that the scale and nature of the development should be appropriate to the locality and the development will not have a materially damaging impact on the privacy, daylight or other amenities of nearby properties.

Policy EN17 of the Tendring District Local Plan (2007), states that development within Conservation Areas must preserve or enhance the character or appearance of the Conservation Area. The policy also states that planning applications will be refused where the design of new development would not preserve or enhance the character of an area.

Policy HG9 requires that dwellings with three or more bedrooms require 100 square metres of private amenity space, dwellings with two bedrooms must have a minimum of 75 square metres of private amenity space and dwellings with one bedroom require 50 square metres of private amenity space.

It is considered that in this instance the proposal neither preserves nor enhances the character and appearance of the Conservation Area. Along this part of New Road dwellings are predominantly large detached properties set within spacious plots. The proposal for four no. dwellings on a relatively modest area of land would promote a cramped form of development which would not sit harmoniously set against the immediate character of the locality.

Furthermore, the 2 no. proposed semi detached dwellings would be out of character with the existing pattern of development owing to their poor relationship with the pattern of development within the locality.

It is also considered that the private amenity areas of plots one and two would not accord with Policy HG9. The private amenity space for plot two measures some 97 square metres and for plot one measures some 53 square metres. It is considered that this deficiency together with the cramped nature of the development indicates an overdevelopment of the site which is harmful to the visual amenities and character of the area.

40. PLANNING APPLICATION 11/00514/FUL - F PAGE BUTCHERS, 5 MAIN ROAD, RAMSEY CO12 5EY – STATIONING OF MOBILE FISH STALL AT FRONT OF FORECOURT

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of refusal with reasons. The recently published update sheet was also considered by the Committee and explained by officers at the meeting.

The Development Control Team Manager (PF) advised Members that a petition containing some 693 signatures in support of the application had been handed to officers at the site visit.

Mrs L Elliott, a local resident, spoke in support of the application.

Mrs H Sheers, on behalf of Ramsey and Parkeston Parish Council, spoke in support of the application.

Councillor Colbourne, the Ward Member, spoke in support of the application.

Mrs M Barrowcliffe, the applicant, spoke in support of the application.

It was moved by Councillor McLeod, seconded by Councillor McWilliams and:-

RESOLVED – That application 11/00514/FUL be approved contrary to recommendation and subject to conditions providing:-

1. This permission shall be personal to Mrs M Barrowcliffe and shall not enure for the benefit of the land.

Reason - The development hereby permitted is contrary to the general policy of the local planning authority and is granted solely in recognition of the situation and circumstances of Mrs M Barrowcliffe and to avoid hardship.

2. The fish stall hereby permitted shall only be open to customers within the following times: - 8am - 4pm Thursday - Friday and 8am - 1pm Saturdays and there shall be no trading from the stall outside of these times or on Bank or Public Holidays.

Reason - The development hereby permitted is contrary to the general policy of the local planning authority and has been granted solely in recognition of the situation and circumstances of the applicant and the hours of opening accord with the times she has proposed. Limited hours of opening would also help to protect the amenities of the adjoining residential property.

3. The fish stall hereby permitted shall be removed from the site within four weeks of the date when it ceases to be operated by Mrs M Barrowcliffe.

Reason - The development hereby permitted is contrary to the general policy of the Local Planning Authority and is a personal permission granted solely in recognition of the situation and circumstances of Mrs M Barrowcliffe.

Reason for Approval

The proposed permanent stationing of the fish stall in the forecourt of 5 Main Road, Ramsey is contrary to policy ER40 (e) of the Tendring District Local Plan, however the local planning authority considers that in view of the benefits of the continuation of the use to the local community and the personal circumstances of the applicant, especially the difficulties of finding alternative premises and the continuation of the business, that in this instance a departure from this policy is justified.

41. PLANNING APPLICATION 11/00682/FUL - 3 PRINCE CHARLES CLOSE, CLACTON-ON-SEA CO15 1AE - PROPOSED ADDITION TO HOUSE

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions. The recently published update sheet was also considered by the Committee and explained by officers at the meeting.

Councillor Griffiths, one of the Ward Members, spoke in support of the application.

Mr R Cross, on behalf of the applicant, spoke in support of the application.

It was moved by Councillor Candy, seconded by Councillor Cossens and:-

RESOLVED – That application 11/00682/FUL be approved, subject to conditions providing:-

- Time limit
- Approved plans

Reason for Approval

In approving this application, the local planning authority has taken account of all planning considerations material to its determination, particularly the impact on residential amenities and the representations made by the adjoining neighbour at 1 Prince Charles Close. Due to the orientation of the property and the size and position of the neighbour's existing extension, the proposal will not be materially harmful in terms of residential amenity. In the absence of any material adverse impact resulting from the development, the local planning authority conclude that the proposals accord with the provisions and policies of the Development Plan as applicable to it.

42. PLANNING APPLICATION 11/00627/FUL – KINGS PARADE, HOLLAND-ON-SEA CO15 5QF - ALTERATIONS AND IMPROVEMENTS TO EXISTING SEA WALL

The Committee had before it the published Officer report containing an appraisal of the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval with a summary of recommended conditions.

It was moved by Councillor Candy, seconded by Councillor Cossens and:-

RESOLVED – That application 11/00627/FUL be approved, subject to conditions providing:-

- Time Limit
- Plan numbers

Reason for Approval

This proposal complies with the Development Plan and there are no material considerations indicating any alternative decision. Furthermore the works are urgent due to the severe risk to the stability of the existing sea wall.

43. APPLICATION REFERRED TO IN REPORT A.4

Planning Application – 11/00334/FUL
Construction of a visitor centre/function room suite.

It was moved by Councillor Johnson, seconded by Councillor McLeod and RESOLVED that the Head of Planning be authorised to REFUSE the application on such detailed terms as she sees fit for the reasons summarised below:

- The proposed development would harm the character, setting and significance of the St Osyth Priory being a designated heritage asset;
- The proposed development would result in material harm to the St Osyth Conservation Area; and
- The benefits of the enabling development, and public access improvements, did not outweigh the disbenefits of departing from policy EN27 and The National Planning Policy Framework

44. APPLICATION REFERRED TO IN REPORT A.5

Planning Application for Listed Building Consent – 11/00335/LBC
Works for construction of a visitor centre/function room suite.

It was moved by Councillor Simons, seconded by Councillor McLeod and:

RESOLVED that the Head of Planning be authorised to grant listed building consent for the works subject to the following condition on such detailed terms as she sees fit:-

- Standard Time Limit – Three Years.

45. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

There were none.

46. SUB-COMMITTEES OF THE LICENSING AND REGULATORY COMMITTEES AND THEIR CHAIRMEN AND VICE-CHAIRMEN

To avoid the need for formal meetings of the Licensing and Regulatory Committees to be held to appoint their Sub-Committees and the Chairmen and Vice-Chairmen of those Sub-Committees:-

It was moved by Councillor Stock, duly seconded and:-

RESOLVED – (a) That the Appeals Sub-Committee be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor Aldis
 Councillor Bragg
 Councillor S A Honeywood
 Councillor Nicholls
 Councillor Platt
 Councillor Simons

(b) That Councillor S A Honeywood be elected Chairman of the Appeals Sub-Committee for the 2011/2012 Municipal Year.

(c) That Councillor Platt be appointed Vice-Chairman of the Appeals Sub-Committee for the 2011/2012 Municipal Year.

(d) That the Licensing (General Purposes) Sub-Committee be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor Casey
 Councillor De-Vaux Balbirnie
 Councillor Downing
 Councillor Fawcett
 Councillor V E Guglielmi
 Councillor Powell
 Councillor Pugh
 Councillor Skeels

(e) That Councillor Downing be elected Chairman of the Licensing (General Purposes) Sub-Committee for the 2011/2012 Municipal Year.

(f) That Councillor Fawcett be appointed Vice-Chairman of the Licensing (General Purposes) Sub-Committee for the 2011/2012 Municipal Year.

(g) That Premises/Personal Licences Sub-Committee 'A' be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows, with the appointment of a third member from the Labour Group, which appointment to be dealt with by the Chief Executive in accordance with the authority delegated to him to appoint a member at the request of the Group Leader:-

Councillor Downing
 Councillor Powell

(h) That Councillor Downing be elected Chairman of the Premises/Personal Licences Sub-Committee 'A' for the 2011/2012 Municipal Year.

(i) That Premises/Personal Licences Sub-Committee 'B' be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor V E Guglielmi
 Councillor G L Mitchell
 Councillor Shearing

(j) That Councillor V E Guglielmi be elected Chairman of the Premises/Personal Licences Sub-Committee 'B' for the 2011/2012 Municipal Year.

(k) That Premises/Personal Licences Sub-Committee 'C' be, and is, hereby appointed and that the members thereof for the 2011/2012 Municipal Year be as follows:-

Councillor De Vaux-Balbirnie
 Councillor Fawcett
 Councillor Platt

(l) That Councillor Platt be elected Chairman of the Premises/Personal Licences Sub-Committee 'C' for the 2011/2012 Municipal Year.

47. TENDRING DISTRICT LOCAL PLAN PREFERRED OPTIONS CONSULTATION

Council's approval was sought in respect of the Tendring District Local Plan Preferred Options Consultation.

The Local Plan Committee had considered the consultation document at its meeting held on 9 June 2016 and Council had before it the Committee's recommendations.

Council also had before it a report of the Head of Planning Services which informed Members of major as well as minor changes to the consultation documents in order to make the Plan up-to-date prior to public consultation and to be consistent in not allocating sites for housing which had been refused permission. Some of those changes were a result of decisions made by the Planning Committee at its meeting held on 14 June 2016. The changes had been made to the Plan attached as Appendix A to the report of the Head of Planning Services and a schedule of those changes was provided in Appendix C thereto.

Members had had circulated to them prior to the commencement of the meeting amended maps in relation to Great Bentley and Frinton, Walton, Kirby-le-Soken, Kirby Cross and Great Holland. Those maps had been altered as a result of the recent refusal of related planning applications.

Councillor Stock, Chairman of the Local Plan Committee, thanked the Members of that Committee and the Officers, particularly the Head of Planning Services (Cath Bicknell) and the Planning & Regulation Manager (Simon Meecham), for their hard work and dedicated effort in getting the Local Plan to its current position. He also thanked the members of the public and representatives of parish councils who had participated in the public speaking scheme at meetings of the Local Plan Committee.

Councillors Stock, Turner, Scott, Winfield, Parsons, Stephenson, Calver, Bray, V E Guglielmi, Howard, G V Guglielmi, Coley, Broderick and M Brown participated in the debate.

It was moved by Councillor Stock, seconded by Councillor Turner and RESOLVED that Council:

(a) approves the content of the Tendring District Local Plan Preferred Options consultation document, attached as Appendix A to the Report of the Head of Planning Services, which incorporates the changes set out in Appendix C thereto and including the amended maps

for Great Bentley and Frinton, Walton, Kirby-le-Soken, Kirby Cross and Great Holland, as circulated, for public consultation for a period of eight weeks;

(b) delegates authority to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee, to make minor amendments to the text of the Local Plan consultation documents up to the point of publication for consultation purposes. Such amendments are to be circulated to all Members of the Council prior to the commencement of the public consultation; and

(c) delegates authority to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee, to agree the content of the Sustainability Appraisals for the Local Plan Consultation Documents for public consultation for a period of six weeks. The content of the Sustainability Appraisals are to be circulated to all Members of the Council prior to the commencement of the public consultation.

NOTES: (1) in accordance with the provisions of Council Procedure Rule 18.5, Councillors Bray, Broderick, Parsons and Whitmore each requested that they be recorded in the minutes as having voted against the above decisions; and

(2) in addition, Councillor G V Guglielmi requested that he be recorded in the minutes as having abstained from voting on the above decisions.

48. URGENT MATTERS FOR DEBATE

There were none on this occasion.

49. URGENT MATTERS FOR DEBATE

There were none on this occasion.

Chairman