

PLANNING COMMITTEE

31 MARCH 2015

Present:- Councillors Heaney (Chairman), Challinor (Vice-Chairman), Brown, Johnson, McLeod, Nicholls, Scott and White

Also Present:- Councillors G V Guglielmi (Portfolio Holder for Planning and Corporate Services), De-Vaux Balbirnie, J Henderson and Turner

In Attendance:- Head of Planning (Catherine Bicknell), Planning Development Manager (Clare David), Planning Policy Manager (Gary Guiver), Legal Services Manager (Lisa Hastings), Communications and Public Relations Manager (Nigel Brown) and Senior Democratic Services Officer (Ian Ford)

(6.00 p.m. - 11.06 p.m.)

99.. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Mitchell and Simons.

100. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 3 March 2015, were approved as a correct record and signed by the Chairman.

101. DECLARATIONS OF INTEREST

(i) Councillor Scott declared a non-pecuniary interest in relation to Agenda Item No.4 (Planning Applications) and, in particular, to Item A.1 - Planning Application 14/01823/OUT – Land south of Cockaynes Lane, Alresford, CO7 8BZ.

Councillor Scott so declared by virtue of the fact that he was the local Ward Councillor.

(ii) Councillor Johnson declared a non-pecuniary interest in relation to Agenda Item No.4 (Planning Applications) and, in particular, to Item A.7 Planning Application 15/00079/FUL – 22 Graces Walk, Frinton-on-Sea, CO13 9PQ.

Councillor Johnson so declared by virtue of the fact she was a Member of Frinton and Walton Town Council, which had previously considered the above application.

(iii) The Chairman, Vice-Chairman and all Committee Members present at the meeting declared a non-pecuniary interest in relation to Agenda Item No.4 (Planning Applications) and, in particular, to Items:

A.1 - Planning Application 14/01823/OUT – Land south of Cockaynes Lane, Alresford, CO7 8BZ; and

A.2 - Planning Application 14/01431/OUT – Land east of Pond Hall Farm, Stour Close, Harwich, CO12 5EW

Members so declared by virtue of the fact that they had been lobbied by interested parties.

102. PLANNING APPLICATION – 15/00079/FUL – 22 GRACES WALK, FRINTON-ON-SEA, CO13 9PQ

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

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

Councillor Turner, a local Ward Member, spoke against the application.

It was moved by Councillor Johnson, seconded by Councillor Brown and RESOLVED that determination of Planning Application 15/00079/FUL be DEFERRED to enable further negotiations to take place between the Officers and the Applicant with a view to a reduction in the ridge height of the main roof and the front extension in order to address the impact of the development on the neighbouring properties in Quendon Way.

103. PLANNING APPLICATION – 14/01823/OUT – LAND SOUTH OF COCKAYNES LANE, ALRESFORD, CO7 8BZ

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation that outline planning permission be approved.

An update sheet was circulated to the Committee prior to the meeting, with details of:

- (1) Representation from Essex County Council Archaeologist;
- (2) Representation from Alresford Parish Council;
- (3) Response from the Applicant's Agent to Alresford Parish Council's representation;
- (4) Report submitted by a group of residents;
- (5) Representation by the Cockaynes Lane Action Group;
- (6) Letter from LSR Solicitors and Planning Consultants on behalf of residents of Cockaynes Lane;
- (7) Email from a local resident; and
- (8) Further letter of objection.

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

Mr David Crewe, a local resident, spoke against the application.

Parish Councillor George Martin, on behalf of Alresford Parish Council, spoke against the application.

Mr Steven Brown, on behalf of the applicant's agent, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Scott, seconded by Councillor Nicholls and unanimously RESOLVED that the Head of Planning be authorised to REFUSE, CONTRARY TO THE OFFICERS' RECOMMENDATION OF APPROVAL, outline planning permission for the development on the grounds that it would not be environmentally sustainable as it would be out of scale and character with the village and would have a damaging urbanising effect on that locality contrary to the National Planning Policy Framework; Policy QL1 of the Adopted Tendring District Local Plan and Policies SD2, SD3 and SD4 of the emerging Tendring District Local Plan.

104. PLANNING APPLICATION – 14/01431/OUT - LAND EAST OF POND HALL FARM, STOUR CLOSE, HARWICH, CO12 5EW

Councillor McLeod declared a non-pecuniary interest in this application insofar as he was the Ward Member for the Harwich East Central Ward.

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

An update sheet was circulated to the Committee prior to the meeting, with details of four additional letters of support and a petition of 105 signatures submitted in support of the application.

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

Mr Anthony Howard spoke in support of the application.

Parish Councillor George Elmer, Chairman of Ramsey and Parkeston Parish Council, spoke in support of the application.

Mr Carl Minter, on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Scott, seconded by Councillor McLeod and unanimously RESOLVED that

(a) The Committee being minded to approve the application, the Head of Planning be authorised to refer the planning application to the Secretary of State in accordance with the requirements of the Town and Country Planning (Consultation) (England) Direction 2009. Following referral to the Secretary of State and if the application is not "called in" the Head of Planning be authorised to grant planning permission subject to (b) and (c) below.

(b) Within six 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 (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning in her discretion considers appropriate):

- Harwich Linear Park; green infrastructure; public open space/play provision
- Affordable/Council housing
- Education contribution
- Healthcare contribution
- Travel Plan monitoring fee
- Control of retail floorspace
- Town centre contribution

(c) Planning conditions in accordance with those set out below (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning in her discretion considers appropriate):

Conditions:

1. Standard 3 year time limit for commencement.
2. Development in accordance with submitted plans.
3. Hard and soft landscaping/habitat and biodiversity enhancement mitigation measures.
4. Landscaping management plan.
5. Submission of a phasing plan.
6. Control floor space and use classes and number of dwellings
7. Details and samples of facing and roofing materials.

8. Details of trolley; cycle shelters; and ancillary street furniture.
9. Details of water, energy and resource efficiency measures.
10. Archaeological trial trenching and fieldwork.
11. Archaeological recording of the World War II Pill Box.
12. Control of amount of convenience goods and non-convenience good sales – no subdivision and no mezzanine floors.
13. No extensions or enlargements to the retail floor space without express consent.
14. Local recruitment strategy.
15. Protection of retained trees/hedgerows during construction.
16. Management and maintenance scheme for car park areas.
17. CCTV and external/security lighting.
18. Measures to minimise light pollution in accordance with submitted lighting scheme.
19. Surface water management strategy; measures to prevent water pollution; and in accordance with the flood risk assessment.
20. Details of all external plant and machinery.
21. Details of all boundary treatments including retaining walls.
22. Highways conditions as detailed in the report.
23. Hours of delivery in accordance with a Service Delivery Management Plan

(d) That the Head of Planning be authorised to refuse planning permission in the event that such legal agreement has not been completed within the period of six months, as the requirements necessary to make the development acceptable in planning terms had not been secured through Section 106 planning obligation, contrary to the NPPF; NPPG and saved policy QL12 of the Tendring District Local Plan (2007) and draft Policy SD7 of the Tendring District Local Plan Proposed Submission Draft (2012), as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014).

105. PLANNING APPLICATION – 14/01445/OUT – CLACTON FACTORY SHOPPING VILLAGE, STEPHENSON ROAD WEST, CLACTON-ON-SEA, CO15 4TL

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

An update sheet was circulated to the Committee prior to the meeting, with details of three further letters of objection.

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

In view of the complexity and hybrid nature of the application it was moved by Councillor White, seconded by Councillor Scott and RESOLVED that up to six minutes be allowed for Mr Evans' speech.

Mr Alun Evans, the Agent on behalf of the Applicant, then spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor White, seconded by Councillor Scott and unanimously RESOLVED that the Head of Planning be authorised to GRANT planning permission for the development subject to:

(a) Within six 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 (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning in her discretion considers appropriate):

- Apart from the new retail unit in the north site, restrict all of the remaining factory outlet floor space to the existing discount sales restrictions, a maximum net/gross area and the existing range of goods restrictions
- Restrict the new retail unit in the north site to a single unit with maximum net sales area and limit the amount of food sales from that unit
- No further subdivisions or amalgamation of units on the north site
- Restrict the new retail floor space on the south site to units of a minimum 2000 sq. m. gross and restrict the range of goods that can be sold
- Retention of bus service to both the retail and leisure uses (subject to agreed review mechanism)
- Retention of visitor centre
- Provision of Cycleway/Footway if necessary to make the development acceptable
- Travel Plan monitoring fee

(b) Planning conditions in accordance with those set out (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning in her discretion considers appropriate):

Conditions:

1. Standard 3 year time limit for commencement of the full element and standard time limit for the submission of reserved matters and commencement of development for the outline element.
2. Development in accordance with submitted plans
3. Details and samples of facing and roofing materials
4. Details of cycle shelters
5. Details of water, energy and resource efficiency measures
6. No extensions or enlargements (including mezzanine floors) without express consent
7. Local recruitment strategy
8. Hard and soft landscaping
9. Landscape management plan
10. Management and maintenance scheme for car park areas
11. CCTV and external/security lighting
12. Measures to minimise light pollution in accordance with submitted lighting scheme.
13. Surface water management strategy; measures to prevent water pollution
14. Details of all external plant and machinery
15. Details of all boundary treatments
16. Highway conditions as recommended by the Highway Authority as detailed elsewhere in the report (including a Travel Plan)
17. Demolition and construction method statement
18. Car parking area (hard surfaced, sealed and marked out in parking bays)
19. Provision of service yard
20. Powered two wheeler and bicycle parking facilities
21. Closure and stopping up of existing pedestrian underpasses
22. Hours of delivery in accordance with a Service Delivery Management Plan

(c) That, in the event that such legal agreement has not been completed within the period of six months, the application be reported back to the Committee for further determination.

106. PLANNING APPLICATION – 13/01470/FUL – LAND SOUTH-WEST OF ROBINSON ROAD, BRIGHTLINGSEA, CO7 0ST

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

An update sheet was circulated to the Committee prior to the meeting, with details of an

Officer comment in respect of Essex County Council Highways Authority's suggested condition number 2.

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

Mr Robert Eburne, on behalf of the Applicant, spoke in support of the application.

It was moved by Councillor McLeod, seconded by Councillor Johnson and RESOLVED that the Head of Planning (or equivalent authorised Officer) be authorised to GRANT planning permission for the development, subject to:

(a) Within six 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 (where required):

- Affordable Housing Provision;
- Education Provision; and
- Public Open Space Contribution Provision.

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

Conditions:

1. The development hereby permitted shall begin no later than three years from the date of the permission;
2. Samples of the materials;
3. Hard and Soft landscaping details including tree protection measures;
4. Landscaping - Five year clause;
5. As requested by the Highway Authority;
6. Removal of Permitted Development Rights;
7. Details of Refuse storage/collection areas;
8. Archaeology investigative and report works;
9. Biodiversity enhancement provision and mitigation measures;
10. Site lighting strategy;
11. As requested by the Environment Agency;
12. Provision of Broadband services; and
13. Hard surfacing of the public footpath.

107. PLANNING APPLICATION – 14/01841/DETAIL – LAND SOUTH OF THORPE ROAD, WEELEY. CO16 9AJ

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

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

Mrs Susan Jiggins, a local resident, spoke against the application.

Parish Councillor Carol Bannister, Vice-Chairman of Weeley Parish Council, spoke against the application.

Councillor De-Vaux Balbirnie, a local Ward Member, spoke on the application.

Mr Steven Rose, the Applicant, spoke in support of the application.

Following discussion, it was moved by Councillor White, seconded by Councillor Johnson and RESOLVED that the Head of Planning (or equivalent authorised Officer) be authorised to GRANT planning permission for the development, subject to the following conditions:

1. Approved Plans;
2. Highway conditions; and
3. Material samples

108. PLANNING APPLICATION – 14/01782/FUL – 407 MAIN ROAD, HARWICH, CO12 4EU

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of refusal.

At the meeting, an oral presentation was made by the Council's Planning Development Manager in respect of the application.

Mrs Margarite Kramer spoke against the application.

Councillor J Henderson, a local Ward Member, spoke against the application.

Mr Russell Forde, the Applicant's Agent, spoke in support of the application.

After discussion, it was moved by Councillor White, seconded by Councillor Scott and RESOLVED that determination of Planning Application 14/01782/FUL be DEFERRED to enable further discussions to take place between the Officers and the Applicant as to revisions to the scheme that would address potential overlooking issues from the east elevation of Block A and the north elevation of Block B to the neighbouring single storey property.

109. PLANNING APPLICATION 11/00417/FUL - 25 - 27 STATION ROAD, CLACTON-ON-SEA

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 Fearn, the applicant's agent, spoke in support of the application.

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

RESOLVED – That application 11/00417/FUL be approved subject to conditions providing:-

- Time Limit.
- Approved Plans.

Reason for Approval

This application is in conflict with the Development Plan. However, the following material considerations in combination outweigh the Development Plan:

- Policies in PPS4 and draft Core Strategy.
- Needs of applicant.

- Unsuccessful marketing.
- Better access for disabled.
- Improved bank facilities.
- Additional employment.

110. PLANNING APPLICATION 11/00544/FUL – 40 QUEENS ROAD, FRINTON-ON-SEA

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.

Councillors Johnson and Turner, and Councillor Watling present in the public area, each declared an interest as Town Councillors in respect of the application and remained in the meeting during the consideration thereof and the voting thereon.

Councillor Watling, as one of the Ward Members, spoke against the application.

Mr J Cavanna, the applicant, spoke in support of the application.

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

RESOLVED – That application 11/00544/FUL be refused for the following reasons:-

The proposal for the erection of seven apartments (following demolition of 40 Queens Road) is considered contrary to Government Guidance as set out in PPS1 'Delivering Sustainable Development', and PPS3 'Housing'. The proposal is also considered contrary to policies QL9, QL11, HG3, HG7 and TR7 of the Tendring District Local Plan (2007). PPS1 requires high standards of design and states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted. PPS3 (as amended in June 2010) excludes private residential gardens as previously developed land, and deleted the national indicative minimum density of 30 dwellings per hectare. Policy QL9 states that permission will only be granted if, amongst other things, the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials. Policy QL11 states that permission will only be permitted if (inter alia) the scale and nature of the development is appropriate to the locality, and the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Policy HG3 relates to residential development within defined settlements and states, amongst other things, that residential development will be permitted provided it can take place without material harm to the character of the local area. Policy HG7 states all proposals should be so designed to have no undue adverse impact on the character of the area, or on neighbours' residential amenity. Policy TR7 states for residential development within town centres the adopted car parking standards will be applied, and outside town centres variations to the adopted standards for residential development will be considered where local circumstances suggest this to be appropriate. In this case the adopted Essex County Council Parking Standards (2009) applies.

In this instance the Local Planning Authority considers that the proposed building, by virtue of the overall mass, bulk and design will result in development which is out of scale and proportion with surrounding development to the serious detriment of visual amenity and the character and appearance of the surrounding area.

Furthermore, it is considered the proximity of the proposed development to No.38 Queens Road would adversely affect the residential amenities of this dwelling to such a degree as to warrant the proposal unacceptable.

Moreover, the proposal provides for inadequate parking provision when assessed against the adopted 2009 Parking Standards. As a result of the reduced number of parking spaces, it is considered that the development would intensify the pressures for on-street parking in this area and vehicles left parked within the adjoining streets would cause conditions of danger, obstruction and congestion, thereby contrary to highway safety.

111. PLANNING APPLICATION 11/00241/FUL – UNIT 2 - 3 NEWMANS ESTATE FORD ROAD, CLACTON-ON-SEA

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 P Le Grys, the applicant's agent, spoke in support of the application.

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

RESOLVED – That application 11/00241/FUL be approved subject to conditions providing:-

- Time limit.
- No change to other D1 use.

Reason for Approval

No town centre site is available and that the proposed site is sequentially the best available that would meet the needs of the proposed use and its business model. The site is accessible by a variety of means of transport. The proposal does not materially harm highway safety or neighbours' amenities, and complies with adopted parking standards.

112. PLANNING APPLICATION 11/00528/FUL - FOREMANS YARD, RECTORY ROAD, WEELEY HEATH

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 Heaney and:-

RESOLVED – That application 11/00528/FUL be approved subject to conditions providing:-

- Time Limit
- Development in accordance with the plans
- Materials Condition

Reason for Approval

The use of ebony wood stain for the walls of the garage is acceptable as the walls will not be prominent in the streetscene.

The use of red concrete pantiles for the roof is unfortunate as the roof will not match the other new dwelling on site. Taking the roof materials of the dwelling opposite into consideration, on balance the proposed pantiles are acceptable.

113. CLG CONSULTATION – PLANNING FOR TRAVELLER SITES

It was noted from the recently published update sheet that there would be no discussion on this item at the meeting. Members were instead invited to pass their comments on the CLG consultation direct to the Principal Development Plans Officer by Friday 1 July 2011.

114. 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

115. 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.

116. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

There were none.

117. 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.

118. 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.

119. URGENT MATTERS FOR DEBATE

There were none on this occasion.

120. URGENT MATTERS FOR DEBATE

There were none on this occasion.

Chairman