

PLANNING COMMITTEE

17 NOVEMBER 2015

Present:- Councillors White (Chairman), Bennison, Everett, Fairley, Fowler, Hones, Massey, McWilliams, Nicholls and Stephenson

Also Present:- Councillors Bucke, Broderick, Cossens, Land, Newton and Scott

In Attendance:- Head of Planning (Catherine Bicknell), Acting Planning Development Manager (Gary Guiver), Senior Development Control Planner (Morne Van Rooyen), Senior Planning Officer (Susanne Ennos), Communications and Public Relations Manager (Nigel Brown), Solicitor (Charlotte Parker-Smith) and Senior Democratic Services Officer (Ian Ford)

55.. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were apologies for absence received from Councillors Heaney (with Councillor Massey substituting), Raby (with Councillor Bennison substituting), Watson (with Councillor Stephenson substituting) and Poonian.

56. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 20 October 2015, were approved as a correct record and signed by the Chairman.

57. DECLARATIONS OF INTEREST

Councillor Scott, present in the public gallery, declared a non-pecuniary interest in relation to Planning Application 15/01277/OUT by virtue of the fact he was the local Ward Member.

Councillor Bucke, present in the public gallery, declared a non-pecuniary interest in relation to Planning Applications 15/01234/OUT, 15/00278/OUT and 15/01053/DETAIL by virtue of the fact he was the local Ward Member.

Councillor Cossens, present in the public gallery, declared a non-pecuniary interest in relation to Planning Applications 15/01234/OUT, 15/00278/OUT and 15/01053 by virtue of the fact he was the local Ward Member. He also declared that as part of a previous business, he used to deliver goods to a household the subject of application 15/00278/OUT.

Councillor Everett declared an interest in relation to Planning Application 15/000278/OUT by virtue of the fact that he was pre-determined.

58. PLANNING APPLICATION - 15/01234/OUT - LAND EAST OF HALSTEAD ROAD, KIRBY CROSS, CO13 0LR

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

1. Information leaflet received from Welbeck Strategic Land II LLP & Elizabeth Clarke (Applicant);
2. Submission received from Kirby Residents Association;
3. Consultation response received from Essex County Council Archaeology Service Unit
4. Further letter of objection received from Mr and Mrs Moore.

At the meeting, an oral presentation was made by the Council's Senior Development

Control Planner (Morne Van Rooyen) in respect of the application.

Ray Enever, Chairman of the Kirby Residents' Association, spoke against the application.

Town Councillor Paul Clifton, on behalf of Frinton and Walton Town Council, spoke on the application.

Councillors Bucke and Cossens, the local Ward Members, spoke on the application.

David Barnes, agent acting on behalf of the applicant, spoke in support of the application.

NOTE: Shortly after the Committee began to discuss the application, a power cut occurred in the village of Weeley that affected the Council Offices. After waiting for a period of time to see if the power would be restored, the Chairman announced that the meeting would stand adjourned until 6.00 p.m., on Thursday 19 November 2015.

Following the adjournment of the meeting on Tuesday 17 November 2015, which had been adjourned due to a power cut affecting the Council Offices, the meeting resumed on 19 November 2015 and considered the following matters:

There were apologies for absence received from Councillor Nicholls.

A further update sheet was circulated to the Committee prior to the meeting with details of:

1. Photographs relating to Highways matters and Officers comments thereon;
2. Details of two Appeal Decisions relating to Green Gaps submitted by the Applicants.

Following discussion by the Committee, it was moved by Councillor Hones, seconded by Councillor Everett and RESOLVED that, contrary to the Officer's recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to refuse planning permission for the development for the following reasons:

- Traffic safety concerns at the junction of Willow Road and Frinton Road;
- Concerns over the Halstead Road traffic management proposals;
- Loss of local Green Gap;
- Insufficient consideration of the Habitat Regulations assessment;
- Presumption in favour of sustainable development does not apply where the Habitat Regulations assessments are not complied with;
- Contrary to the Local Plan; and
- Concerns over drainage.

59. PLANNING APPLICATION - 15/00278/OUT - REAR OF 32 - 52 FRINTON ROAD, KIRBY CROSS, CO13 0LE

Councillor Everett withdrew from the meeting, on the grounds of pre-determination, whilst the Committee considered this application and reached its decision.

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 Acting Planning Development Manager (Gary Guiver), in respect of the application.

Councillor Cossens, a local Ward Member, spoke on the application.

Following discussion by the Committee, it was moved by Councillor McWilliams, seconded

by Councillor Hones and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to:

(a) Within 6 (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 relevant):

- On-site Council Housing/Affordable Housing;
- Education contribution; and
- Contribution toward play 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 equivalent authorised officer) in her discretion considers appropriate:

Conditions:

1. Standard 3 year time limit for submission of reserved matters application.
2. Standard 2 year limit for commencement of development following approval of reserved matters.
3. Details of appearance, access, layout, scale and landscaping (the reserved matters).
4. Layout and phasing plan/programme.
6. Development to contain up to (but no more than) 28 dwellings.
7. Highways conditions (as recommended by the Highway Authority).
8. Environmental Health conditions.
9. Parking to be in line with adopted Parking Standards.
10. Surface water drainage scheme.
11. Hard and soft landscaping plan/implementation.
12. Ecological mitigation/tree protection measures.
13. Details of lighting, materials and refuse storage/collection points.
14. Details of water, energy and resource efficiency measures.
15. Dwellings to be bungalows only.

(c) That the Head of Planning be authorised to refuse planning permission in the event that such legal agreement has not been completed within a period of 6 (six) months, as the requirements necessary to make the development acceptable in planning terms had not been secured through a Section 106 planning obligation.

60. PLANNING APPLICATION - 15/01277/OUT - LAND SOUTH OF ST ANDREWS CLOSE, ALRESFORD, CO7 8BL

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.

Update sheets were circulated to the Committee prior to the meeting with details of:

- (1) A proposed additional condition;
- (2) A briefing paper sent to the Members of the Committee by the applicant's agent;
- (3) Photographs from a local resident highlighting parking and flooding issues; and
- (4) A letter received from a local resident stating that proposed Condition No.6 could not be complied with due to the proximity of a conifer tree.

At the meeting, an oral presentation was made by the Council's Senior Planning Officer (Susanne Ennos), in respect of the application.

A written representation submitted by Hayley Clare, a local resident, who had been due to

Speak against the application but who had been unable to attend this resumed meeting, had been circulated to the Committee prior to the meeting. With the permission of the Chairman, Mr Low read out the contents of Ms Clare's note.

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

Councillor Scott, the local Ward Member, spoke on the application.

Sam Merton, agent acting on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Fairley, seconded by Councillor Hones and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to:

(a) Within 6 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):

- Open space contribution
- Affordable housing
- Education contribution

(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 equivalent authorised officer, in their discretion considers appropriate:

1. Details of the appearance, access, layout, scale and landscaping (the reserved matters)
2. Application for approval of the reserved matters to be made within three years
3. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters
4. Development to be carried out in accordance with and maintained as set out in the Ecological Management Plan
5. Detailed surface water strategy
6. Requirement for internal access road and footways to be a continuous kerbed extension of St Andrews Close and be provided straight for at least the first 15 metres within the site.
7. Details of individual proposed accesses
8. Pedestrian Visibility Splays
9. Vehicle Visibility Splays
10. No unbound material within 6 metres of the highway boundary
11. Details of turning facilities for service and delivery vehicles
12. Provision and implementation of a Residential Travel Information Pack
13. Width of Carriageways
14. Width of footways
15. Parking Provision in accordance with the Council's Adopted Parking Standards
16. Position of Garages (if vehicular door is facing the proposed highways shall be sited 6 metres from the highway boundary)
17. Details for the provision of cycle storage
18. Programme of Archaeological Trial Trenching followed by Open Area Excavation
19. Construction Method Statement to include:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) wheel and under-body washing facilities
 - v) Hours of construction
20. Development to contain up to (but no more than) 45 dwellings

(c) That the Head of Planning be authorised to refuse outline planning permission in the event that such legal agreement has not been completed within the period of 6 months, as the requirements necessary to make the development acceptable in planning terms had not been secured through S106 planning obligation, contrary to saved policies HG4, COM6, COM26 and QL12 of the Tendring District Local Plan (2007) and draft policies SD7, PEO10 and PEO22 of the Tendring District Local Plan Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014).

(d) That the Reserved Matters application be submitted to the Committee for its determination.

(e) That an Informative be sent to the applicant stating that the Committee would prefer only single storey buildings to be built along the boundary with the school.

61. PLANNING APPLICATION - 15/00899/FUL - LAND BETWEEN 691 AND 717 ST JOHNS ROAD, CLACTON-ON-SEA, C)16 8BJ

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 amended Officers' recommendation in relation to the need for a Section 106 Agreement.

At the meeting, an oral presentation was made by the Council's Senior Development Control Planner (Morne Van Rooyen) in respect of the application.

Peter LeGrys, agent acting on behalf of the applicant, spoke in support of the application.

It was then moved by Councillor McWilliams, seconded by Councillor Fairley and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to:

(a) Confirmation of the need for a Section 106 Agreement;

(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 equivalent authorised officer, in their discretion considers appropriate:

- Standard time limit
- Development in accordance with plans
- Landscaping condition
- Details of materials
- Hard and soft landscaping
- All hard and soft landscaping implementation
- Landscaping – Five year clause
- Details of boundary treatments
- Details of refuse storage/collection points
- Site lighting strategy
- Details of a surface water management strategy
- No dwellings/premises to be occupied until the surface water drainage strategy is carried out
- Working hours
- The selection and use of machinery to operate on site, and working practices to be adopted
- Waste from development to be recycled or removed from the site

- No materials to be burnt on site.
- Dust mitigation during construction
- Details of estate road, at its bellmouth junction with St Johns Road
- No unbound materials
- Closure of existing access or any part of an access rendered redundant or unnecessary
- Details of all carriageways
- Details of all off street car parking
- Details of vehicular turning facility for service and delivery vehicles
- Construction Method Statement with details for:
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - wheel and under body washing facilities
- Details of the construction and future maintenance of the necessary bridging or piping of the drainage ditch/watercourse
- Detailed surface water drainage strategy
- Flood management during construction phase
- Maintenance for drainage strategy

(c) That the 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 6 months, as the requirements necessary to make the development acceptable in planning terms had not been secured through Section 106 planning obligation, contrary to saved policies HG4 and COM6 of the Tendring District Local Plan (2007) and draft policies PEO10 and PEO22 of the Tendring District Local Plan Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014).

62. PLANNING APPLICATION - 15/1053/DETAIL - LAND AT THE SHELTONS, KIRBY CROSS, CO13 0LX

Members were aware that this application had been considered by the Committee at its meeting held on 20 October 2015 (Minute 53 referred). At that meeting the Committee had resolved that consideration of this application be deferred to enable the Officers to hold discussions with the applicant and Essex County Council, as appropriate, with a view to satisfactorily resolving the Committee's concerns in relation to the impact of the proposed access upon the residents of no.21 The Sheltons, in respect of light from vehicle headlights shining through the occupants front windows and the potential for conflict between users of the access and users of the property's front entrance.

It was reported that Officers had been in discussion with the Applicant and with Essex County Council Highways, and, as a result, the Applicant had submitted amended plans which showed the vehicular access being relocated further south. Officers were of the view that the revised position of the access would alleviate Members' concerns,, as by moving its position southwards any headlights from users of the access would now shine out over the driveway serving no.21 The Sheltons and not directly at their front elevation, significantly reducing the impact upon the resident's amenity.

It was felt that the re-positioning of the access had also allowed for the inclusion of additional soft landscaping fronting onto The Sheltons in the position where the access was previously to be located, improving the visual appearance of the development and enhancing the outlook for the residents at no.21 The Sheltons.

Essex County Council Highways had confirmed that they were satisfied with the position of the new access from a highway safety viewpoint as the required visibility splays, as shown on the amended plan, could still be achieved.

Members were made aware that the access would now run alongside the flank elevation of

plot 9. However, this elevation only accommodated a single first floor window and any future residents of this property would be aware of this arrangement. Plot 9 had also lost two parking spaces due to being shifted southwards. However, it still retained two spaces in the form of a single bay and a garage, and therefore still met the requirements of the Council's Parking Standards.

Officers therefore considered that the revised position of the vehicular access had suitably overcome Members' concerns in respect of the impact upon the residents of no.21 The Sheltons; was acceptable from a highway safety viewpoint and would also allow for additional planting on the site's frontage to The Sheltons enhancing the appearance of the development.

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

Following discussion by the Committee, it was moved by Councillor McWilliams, seconded by Councillor Stephenson and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to 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. Approved plans
2. Construction in Accordance with Tree Survey/Report
3. Car Parking/Garages/Visitors Spaces to be provided before occupation

63. PLANNING APPLICATION - 15/01219/FUL - BURRS ROAD CEMETERY, BURRS ROAD, CLACTON-ON-SEA, CO15 4LE

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 Senior Development Control Planner (Morne Van Rooyen) in respect of the application.

Following discussion by the Committee, it was moved by Councillor Fowler, seconded by Councillor Bennison and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to 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. Time limit for commencement
2. Development in accordance with submitted plans
3. Details of a surface water drainage scheme,
4. Implementation of all hard and soft landscaping
5. Ecological mitigation scheme and management plan
6. Surveys as set out in Ecological Report
7. Landscape/Open space management plan

64. PLANNING APPLICATION - 15/01477/FUL - BERIFFE PLACE, BRIGHTLINGSEA, CO7 0NP

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 additional letter of representation in support of the application received from Mrs Helen Hilling and Mr Steven Gregory.

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

Following discussion by the Committee, it was moved by Councillor Bennison, seconded by Councillor McWilliams and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to 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. Time Limit
2. Permeable surfacing
3. Landscaping Scheme
4. Implementation of landscaping
5. Access to be constructed to width of 3 metres and provided with an appropriate dropped kerb crossing.
6. No unbound materials throughout
7. Prior to first use the car parking area shall be hard surfaced and sealed and not used for any other purpose thereafter
8. Approved plans

65. PLANNING APPLICATION - 15/00961/OUT - LITTLE CLACTON TENNIS CLUB, 52 HOLLAND ROAD, LITTLE CLACTON, CLACTON-ON-SEA CO16 9RS

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 Head of Planning in respect of the application.

Councillor Davis declared an interest in this application insofar as she was a member of the Tennis Club. She then spoke, in that capacity, in favour of the application.

Mr Martin Reed, a local resident, spoke against the application.

Parish Councillor John Cutting, on behalf of Little Clacton Parish Council, spoke on the application.

Mr Peter LeGrys, agent acting on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Hughes, seconded by Councillor Watson and RESOLVED that the Head of Planning (or equivalent authorised

officer) be authorised to grant planning permission by 30 October 2015 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 (on such detailed terms as the Head of Planning, or equivalent authorised officer, in their discretion considers appropriate) dealing with the following matters:

- Improvements to existing tennis courts

(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 equivalent authorised officer in their discretion considers appropriate):

1. Time limit for commencement – within 2 years of approval of last reserved matter
2. Time limit for submission of reserved matters – within 2 years of this approval
3. Submission of reserved matters
4. Development to be single storey only
5. Details of external facing and roofing materials
6. Submission of a landscaping scheme
7. Implementation of landscaping scheme
8. Individual access widths 3.7m single, 5.5m shared
9. No unbound materials within 6m of highway boundary
10. Access at junction with Holland Road to have 10.5m radius kerbs, 5.5m access width and 2m footways
11. All carriageways to be 5.5m between kerbs or 6m without kerbing
12. All footways minimum 2m wide
13. All off-street car parking spaces shall accord with parking standards
14. Vehicular visibility splays
15. Provision of a vehicular turning facility

66. PLANNING APPLICATION - 12/01087/FUL - LAND REAR OF 145 JAYWICK LANE, CLACTON-ON-SEA CO16 8BG

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.

Members were informed that a letter from Essex County Council's Highways and Transportation Department had been received stating that it had no objections to the application.

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

Mr Peter LeGrys, agent acting on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor McWilliams, seconded by Councillor Raby and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to:

a) Within 6 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:

- Open space contribution

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. Standard 3 year time limit;
2. Plans condition;
3. Materials details;
4. Landscaping retention of existing as shown and details of proposed;
5. Implementation of landscaping;
6. Boundary treatments;
7. Surface Water Strategy conditions;
8. As required by Highway Authority;
9. As required by Essex County Council Archaeological Unit; and
10. Removal of permitted development rights for outbuildings to protect the easement for the mains sewer.

67. PLANNING APPLICATION - 15/00674/OUT - LAND AT TENPENNY FARM, NORTH OF ST OSYTH ROAD, ALRESFORD, CO7 8DJ.

Councillor Scott, present in the public gallery, had earlier declared a non-pecuniary interest in relation to Planning Application 15/00674/OUT by virtue of the fact he was the local Ward Member.

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 Senior Planning Officer (SE) in respect of the application.

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

Councillor Scott, the local Ward Member, spoke on the application.

Following discussion by the Committee, it was moved by Councillor Hughes, seconded by Councillor V E Guglielmi and RESOLVED that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to 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. Standard time limit for development to commence (2 years from approval of last reserved matter)
2. Standard time limit for the submission of reserved matters application (3 years from the date of this decision)
3. No development to commence until reserved matters have been approved
4. Details of access road
5. Visibility Splays
6. No unbound materials within 6m of highway boundary
7. Details of individual vehicular accesses
8. Width of carriageways

- 9. Width of footways
- 10. Siting of proposed garages
- 11. Details of turning facilities

68. PLANNING APPLICATION - 15/01285/FUL - WOODVIEW LODGE, CHAPEL LANE, COCKLEFORD HEATH, ARDLEIGH CO7 7BJ

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.

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

- (1) An additional proposed reason for refusal;
- (2) Revised Ardleigh Parish Council comments; and
- (3) A request for a deferral received from Edward Gittins the applicant's agent.

At the meeting, an oral presentation was made by the Council's Planning Officer (ML) in respect of the application.

Mr Charles Mead, a local resident, spoke against the application.

Mr Simon Limb, the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Fairley, seconded by Councillor Raby and RESOLVED that consideration of the application be DEFERRED in order to allow the Officers to hold discussions with the Applicant with a view to reducing the height of the proposed building in relation to the setting of the nearby listed building.

69. PLANNING APPLICATION - 15/01138/FUL - IVY COTTAGE, CHAPEL LANE, ARDLEIGH CO7 7BJ

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 Officer (ML) in respect of the application.

Mr Joseph Greenhow, agent acting on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Watson, seconded by Councillor Hughes and RESOLVED that, contrary to the Officers' recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to 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. Standard Time Limit
- 2. Development in accordance with the approved plans

70. PLANNING APPLICATION 15/01053/DETAIL - LAND AT THE SHELTONS, KIRBY CROSS CO13 0LX

Councillor Bucke, present in the public gallery, had earlier declared a non-pecuniary interest in relation to Planning Application 15/01053/DETAIL by virtue of the fact he was the local Ward Member.

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 Officer (ML) in respect of the application.

Mr Peter LeGrys, agent acting on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Watson, seconded by Councillor Raby and RESOLVED that consideration of the application be DEFERRED in order to allow the Officers to hold discussions with the applicant and Essex County Council Highways and Transportation Department on the proposed point of access with a view to addressing concerns relating to headlights shining into the front room of No. 21 The Sheltons.

71. PLANNING APPLICATION - 15/01219/FUL - BURRS ROAD CEMETERY, BURRS ROAD, CLACTON-ON-SEA CO15 4LE

In view of the lateness of the hour, the Chairman informed the Committee that he was deferring consideration of this application until the next meeting of the Committee.

72. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

There were none.

73. 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.

74. 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.

75. URGENT MATTERS FOR DEBATE

There were none on this occasion.

76. URGENT MATTERS FOR DEBATE

There were none on this occasion.

Chairman