

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

28 June 2011

AGENDA ITEM A.5

11/00417/FUL – Spring Stables, Gutteridge Hall Lane, Weeley

The following additional representations and consultations responses have been received:

a) Additional letters:

Letter and recent video recording of traffic movements into and out of Gutteridge Hall Lane at junction with Clacton Road at peak school times (response below).

Letter from Governors of St Andrew's School opposing any increase in vehicle movements outside of the school, especially as there are 3 entrances in use by the school onto Gutteridge Hall Lane, including the main car park. There has been a large increase in private and commercial traffic past the school since the original permission granted. The new application would have a further detrimental effect and create safety issues for the school.

Two other letters objecting on grounds of:

- Additional traffic pointing out the increase of 3-4 times since the original permission and impact on local school;
- The significant increase in pitch size since the original planning permission.

b) 50 signature petition (addresses not given) seeking "*no more pitches in Weeley*"

c) Consultation responses:

Environment Agency: Raise no objections and provide advisory comments as follows:

- Site only a short distance from a main sewer. Preferably the developer should demonstrate the suitability and appropriateness of a non-mains drainage scheme;
- A private foul sewage treatment plant would be an acceptable method of foul sewage treatment. This should be installed and operated in accordance with manufactures instructions. Consent will be required for any discharge from the plant;

- A separate plant is recommended for each property;
- Any work affecting a watercourse will require consent.

Highway Authority (ECC): In response to the video recording advising that it provides “*no evidence to indicate that there should be a revised recommendation to the planning application.*” The situation shown is very similar to events outside many other schools in Essex.

AGENDA ITEM A.6

11/00544/FUL – 40 Queens Road, Frinton

Revised recommendation below following receipt of completed unilateral undertaking in accordance with policy COM6 of the Local Plan:

Recommendation: Approve

Conditions:

- **Standard 3 year time limit**
- **List of approved plans**
- **Permeable surfacing**
- **Materials**
- **Landscaping**
- **Boundary treatments**
- **Existing tree protection measures**
- **No additional windows or openings in south-east elevation (facing No.38 Queens Road) without express consent**
- **Windows on south-east elevation (facing No.38 Queens Road) shown to be obscure glazed to be implemented as such and retained in that form**
- **Windows shown to be high-level windows shall be installed with a minimum cill level of 1.8 metres above floor level**
- **Cycle store to be completed before occupation of flats**
- **New vehicular access to be constructed to a width of 3.7m**
- **Pedestrian visibility splays**
- **No unbound material within first 6 metres of access**
- **Car park to be made available prior to occupation of flats**
- **Any gates to be inward opening and recessed a minimum of 6 metres**
- **Vehicle turning facility to be made available prior to occupation of flats**
- **New boundary hedge to be planted a minimum of 1 metre back from highway**
- **Existing access to be permanently closed**
- **Details of bin/refuse collection store**
- **Restricted hours of construction and demolition**

Reason for approval:

This application proposes the erection of 7 no. apartments. The application site lies within the defined settlement boundary of Frinton and close proximity of the town centre services and public transport facilities. In this case the Council considers that having taken into account those policies contained within the Development Plan and other material planning considerations, the proposed development is satisfactory in terms of size, massing and scale to the context of the site, impact upon residential amenity and highway safety. While the density is higher than the surrounding area, the new building provides an attractive feature which turns the junctions of Queens Road and Hadleigh Road, and the building sits in the site with sufficient space around it to allow for the retention of the majority of existing trees and shrubs and for additional planting to take place. Accordingly, the proposal is considered to be in accordance with the provisions of the Tendring District Local Plan 2007 and national policy guidance.

AGENDA ITEM A.8

11/00417/FUL – 25 - 27 Station Road, Clacton

ECC – Highways Authority:-

No objection.

AGENDA ITEM A.11

CLG Consultation – Planning for Traveller Sites

It was decided at Chairman's briefing that the above item will not now be discussed at Planning Committee, the reason being that it was deemed to be more practical for members of the Planning Committee to send any comments direct to Richard Matthams in the LDF team by Friday 1 July 2011 email:

rmatthams@tendringdc.gov.uk