

PLANNING COMMITTEE

20 SEPTEMBER 2011

Present:- Councillors Heaney (Chairman), Challinor (Vice-Chairman), Brown, G L Mitchell, Simons, White.

Substitute Members:- Councillors De-Vaux Balbirnie (for Councillor Johnson), D R Mayzes (for Councillor Candy), McWilliams (for Councillor Fawcett).

Also Present:- Councillor Casey.

In Attendance:- Temporary Head of Planning, Development Control Team Manager (GP) (item 57 only), Principal Planning Officer (MF), Legal Services Manager, Senior Democratic Services Officer, Democratic Services Officer (ER).

(6.00 p.m. – 6.37 p.m.)

52. 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.

53. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Bragg, Candy, Fawcett, Johnson and G V Guglielmi (the Planning Portfolio Holder).

54. APPLICATIONS TO BE DEFERRED / WITHDRAWN

The Chairman advised that application - 11/00958/FUL - Potters Cottage, Harwich Road, Wix, Manningtree had been deferred for further information to be provided by the applicant.

55. MINUTES

The minutes of the meeting of the Committee held on 23 August 2011 were approved as a correct record and signed by the Chairman.

56. 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 appeal decisions.

57. PLANNING APPLICATION - 11/00175/DETAIL - LAND NORTH OF ST JOHNS ROAD, AND WEST OF LITTLE CLACTON ROAD, CLACTON ON SEA, ESSEX, 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.

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

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

RESOLVED – That application 11/00175/DETAIL be approved subject to conditions providing:-

- Approved Plans;
- Landscaping in accordance with approved scheme.

Reason for Approval

This site forms part of this Council's main housing allocation in the adopted Local Plan. Outline consent was granted on 12th May 2010 following a Public Inquiry. This application deals with the matters that were reserved for future consideration. Therefore the principle of development and access locations are already approved.

Following amended plans the scheme now fully accords with the adopted parking standards and the amenity space requirements of policy HG9. The scheme accords with the development plan and is therefore acceptable.

58. PLANNING APPLICATION - 11/00578/FUL - BOTTLES HALL, CLACTON ROAD, ELMSTEAD, CO7 7DE

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.

Councillor Heaney declared a personal interest as Ward Member in respect of the application and remained in the meeting during the consideration thereof and the voting thereon.

Mr J Greenhow, the applicant's agent, spoke in support of the application.

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

RESOLVED – That consideration of application 11/00578/FUL be approved subject to conditions providing:-

- Landscaping
- No floodlighting/external lighting without prior permission
- Restrict operating hours – as per Environmental Services' recommendations
- Restrict use of site to parking and storage of salvaged vehicles only

Reason for Approval

The proposed change of use of agricultural land to form an extension to established vehicle salvage yard, is considered to be in accordance with policies QL9, QL11, ER7, and EN1 of the Tendring District Local Plan 2007, policy ENV7 of the East of England Plan 2008, and PPS1 (Delivering Sustainable Development), PPS4 (Planning for Sustainable Economic Growth), and PPS7 (Sustainable Development in Rural Areas).

In particular, having regard to the existing development in the area, and subject to compliance with the conditions attached to this permission including a comprehensive landscaping scheme, on balance the proposal is considered to be acceptable given that the proposal will create employment opportunities which is considered to merit support in this rural location.

Chairman