
**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE, HELD ON
TUESDAY 9 DECEMBER 2014, AT 6.05 PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, WEELEY**

Present: Councillors Heaney (Chairman), Challinor (Vice-Chairman), Casey, Johnson, McLeod, Simons and White.

Also Present: Councillors G V Guglielmi (Portfolio Holder for Planning and Corporate Services), P B Honeywood, S A Honeywood and Talbot.

In Attendance: Head of Planning (Catherine Bicknell), Planning Development Manager (Clare David), Legal Services Manager (Lisa Hastings), Communications and Public Relations Officer (Nigel Brown) and Democratic Services Officer (Michael Pingram).

65. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor Brown (with Councillor Casey substituting), Councillor Mitchell, Councillor Scott and Councillor Watling.

66. MINUTES

The minutes of the last meeting of the Committee, held on 11 November 2014, were approved as a correct record and signed by the Chairman.

67. DECLARATIONS OF INTEREST

Councillor McLeod declared a non-pecuniary interest in relation to Planning Application 14/01518/FUL by virtue of the fact he was a local Ward Member.

Councillor White declared a non-pecuniary interest in relation to Agenda Item A1 by virtue of the fact he was a local Ward Member for some of the sites mentioned within the report.

Councillor White also declared a non-pecuniary interest in relation to Planning Application 14/00593/FUL by virtue of the fact he was related to the site owners of the adjacent Clacton Covered Market.

68. CARAVAN/CHALET SITES OCCUPANCY RESTRICTION REVIEW

The Committee had before it a report of the Head of Planning, which set out to explain inconsistencies in occupancy restrictions across the District within caravan/chalet sites and to advise of the need to review those conditions, taking account of recent planning appeal/application decisions and the issues highlighted in reports considered by Cabinet in December 2013 and June 2014 that had brought forward the policy approach provisionally agreed by the Local Plan Committee at its meeting held on 21 October 2014.

The Portfolio Holder for Planning and Corporate Services thanked the Council's Head of Planning (Catherine Bicknell) and Development Technician (Tricia Martin) for all of their work in producing the report.

With the permission of the Chairman, Councillor Talbot addressed the Committee on the subject matter of this item.

An oral presentation was then made by the Council's Head of Planning.

Following discussion, it was moved by Councillor White, seconded by Councillor McLeod and **RESOLVED** that:

- a) Officers pro-actively monitor caravan/chalet parks' compliance with occupancy conditions during the winter of 2014/2015, which would provide a clearer picture of the degree of risk concerning the degree of lawful use that could be established.
- b) Officers share the information obtained from monitoring caravan/chalet parks compliance with occupancy conditions with the Council's Council Tax Section to help ensure that, where necessary, occupants pay the correct amount of Council Tax, and that the calculation of the New Homes Bonus is based on an accurate figure.
- c) Officers continue to update the information collated during the Caravan and Chalet Occupancy Review.
- d) The positive engagement that is now taking place between the Council and site owners, through the Caravan and Chalet Forum in an Emergency Planning context continues to be developed.
- e) The findings of the Caravan/chalet sites occupancy review be reported to the Committee in due course with recommendations relating to enforcement of planning controls.
- f) Officers explore the possibility of applying an Article 4 Direction to Lee-over-Sands and on sites considered in the study to be in Flood Zone 3.
- g) A press release and appropriate letters be issued to publicise the recommendations / decisions.
- h) The Head of Planning advise the Council's Emergency Planning Team that the Planning Committee consider it appropriate to further develop an understanding of the implications of flood risk at all chalet and caravan/holiday parks across the District and work towards reducing that risk.

69. PLANNING APPLICATION 14/00593/FUL – RUMOURS NIGHTCLUB, 50 ROSEMARY ROAD, CLACTON-ON-SEA, CO15 1PB

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.

Those persons, detailed below, spoke on the application:

- a) Councillor Paul Honeywood, a local Ward Member, spoke against the application.
- b) Mr Martin Croxford, on behalf of traders of the Clacton Covered Market, spoke against the application.

Following discussion by the Committee, it was moved by Councillor McLeod and seconded by Councillor Casey that planning application 14/00593/FUL be approved, subject to conditions. The motion on being put to the vote was declared **LOST**.

It was then moved by Councillor White, seconded by Councillor Challinor and:

RESOLVED that the application be **DEFERRED** to allow Officers to negotiate a revised scheme that would incorporate two and three bedroom flats and retain as many external original features as possible (including the large bay windows on the Rosemary Road West elevations).

70. PLANNING APPLICATION – 14/01518/FUL – CROOKED ELMS SHELTERED HOUSING UNIT, CROOKED ELMS, HARWICH, C012 4AL

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.

It was moved by Councillor Johnson, seconded by Councillor Casey and **RESOLVED** that the application be **APPROVED** and the Head of Planning be authorised to grant planning permission for the development, subject to the following conditions:

1. Standard time limit
2. Development in accordance with plans

The meeting was declared closed at 8.05 pm.

Chairman