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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE, HELD ON  
TUESDAY 6 JANUARY 2015, AT 6.05 P.M.  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, WEELEY**

**Present:** Councillors Heaney (Chairman), Challinor (Vice-Chairman), Brown, Johnson, McLeod, Mitchell, Nicholls, Simons and White.

**Also Present:** Councillors G V Guglielmi (Portfolio Holder for Planning and Corporate Services) and Richardson.

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

**71. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were submitted on behalf of Councillor Fawcett and Councillor Scott.

**72. MINUTES**

The minutes of the last meeting of the Committee, held on 9 December 2014, were approved as a correct record and signed by the Chairman.

**73. DECLARATIONS OF INTEREST**

Councillor White declared a non-pecuniary interest in relation to Planning Applications 14/01008/FUL and 14/01009/LBC by virtue of the fact he was a local Ward Member, a Parish Councillor on St Osyth Parish Council and a long-time resident of the area.

He further stated: "I understand that the applicants have expressed doubt that I may have a closed mind and that I may have pre-determined the applications. I wish to stress to Members of the Committee that this is not the case and that these applications are no different from any others, where we read the agenda and thoroughly examine the accompanying papers before the meeting but await the discussion and debate with input from the applicant and our Officers before we decide which way to vote."

**74. PLANNING APPLICATIONS 14/01008/FUL & 14/01009/LBC – THE PRIORY, THE BURY, ST OSYTH CO16 8NZ**

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 amended plans, additional consultation responses, two additional letters of objection and an amended recommendation from the Officer.

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) Mrs Beverley Lynn, a local resident, spoke against the application.
- b) Mr Richard Winsborough, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor White and seconded by Councillor Johnson that planning applications 14/01008/FUL and 14/01009/LBC be deferred in order that issues relating to access and the setting up of a Trust be resolved. The motion on being put to the vote was declared **LOST**.

It was then moved by Councillor Simons, seconded by Councillor Mitchell and:

**RESOLVED** that, in respect of Planning Application 14/01008/FUL, the Head of Planning be given delegated authority 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 in their discretion considers appropriate):

(a) **Conditions:**

1. Standard time limit for commencement
2. Development to be carried out strictly in accordance with submitted plans
3. Samples of construction materials and hard surfacing to be submitted and agreed
4. Soft and hard landscaping details to be approved
5. Noise mitigation measures (in addition to those already shown on plans)
6. Use of Tithe Barn to meet acoustic standards a) and b) specified in Environmental Health comments
7. Noise Management Plan
8. Implementation of a programme of archaeological work
9. Recommendations of ecological survey
10. Fenestration details to include glazed lobbies
11. Details of balustrade and staircase
12. Details of improved vehicular access minimum 6m wide, minimum 6m kerbed radii and minimum 43 x 2.4 x 43m visibility splay.
13. Removal of existing access and provision of minimum 2m wide footway linking to existing footway.
14. Relocation of north-east bound bus stop and upgrade of this bus stop and corresponding south-west bound bus stop to current specification to be agreed.

(b) The inclusion of the following advisory informatives:

1. The relocation of the bus stop to the northern side of Mill Lane should preferably be to the south western side of the improved access;
2. The surfacing materials to the improved access and track across The Bury should preferably be resin bonded gravel as opposed to tarmac;
3. The landscaping scheme should incorporate native evergreen species and the access road within the car park area should be realigned away from The Priory wall.

It was then moved by Councillor Simons, seconded by Councillor Mitchell and:

**RESOLVED** that, in respect of Planning Application 14/01009/LBC, the Head of Planning be given delegated authority to grant Listed Building Consent 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 in their discretion considers appropriate):

**Conditions:**

1. Standard time limit for commencement
2. Development to be carried out strictly in accordance with submitted plans
3. Samples of construction materials and hard surfacing to be submitted and agreed
4. Soft and hard landscaping details to be approved
5. Fenestration details to include glazed lobbies
6. Details of balustrade and staircase
7. Noise mitigation measures (in addition to those already shown on plans)

*The Committee stood adjourned between 7.35 p.m. and 7.42 p.m.*

**75. PLANNING APPLICATION 14/01387/FUL – SYSTEMATIC LOGISTICS INTERNATIONAL LTD, OLD IPSWICH ROAD, ARDLEIGH CO7 7QL**

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 a consultation response received from Essex County Council's Archaeology Unit which had led to the Officer proposing further conditions in addition to those that had originally been set out within the report.

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

Mr Richard Triolo, the applicant, spoke in support of the application.

It was moved by Councillor White, seconded by Councillor McLeod and **RESOLVED** that the Head of Planning be authorised to grant planning permission for the development subject to planning conditions in accordance with those set out below (with such amendments and additions, if any, to as the Head of Planning in her discretion considers appropriate):

**Conditions:**

1. Three year time limit
2. Development in accordance with the approved plans and restriction to Class B8 use
3. Landscaping
4. Landscape management plan
5. Drainage strategy including attenuation measures
6. Details of external materials
7. Outside storage and operational areas to be hardsurfaced
8. Restrict to maximum floorspace and height as applied for – removal of permitted development rights for extensions and future hardstandings
9. Boundary treatments
10. External lighting in accordance with the submitted details
11. Recommendations in accordance with the Phase 1 habitat Survey
12. Remediation if unknown contamination discovered during construction phase
13. No outside working or storage – restricted to those areas identified on the approved plans
14. Details of refuse and waste storage
15. Highway conditions: provision of revised access; closure of existing access; details of surface treatment; culverting; vehicular turning facility; provision of parking area; and Construction Management Plan
16. Local recruitment strategy.
17. Archaeological watching brief

**76. PLANNING APPLICATION – 14/01462/OUT – LAND ADJACENT 109 HARWICH ROAD, MISTLEY CO11 2DN**

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 Simons, seconded by Councillor Nicholls and **RESOLVED** that the Head of Planning be authorised to grant outline planning permission for the development subject to:-

- a) Within 3 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:
  - Public Open Space Contribution Provision.
- b) Planning conditions in accordance with those set out in (i) below (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning in their discretion considers appropriate):

**Conditions:**

1. Details of reserved matters
  2. Application for approval of the reserved matters
  3. Time scales for commencement to avoid nesting season
  4. No more than 4 no. dwellings
  5. 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
  6. Location and design of the proposed private drive
  7. Minimum vehicular visibility splays
  8. No unbound materials
  9. Off street parking details
  10. Details of gates
  11. Vehicular turning facility
  12. Details of materials
  13. Closure of existing access
  14. Garage details
  15. Width of carriageways
  16. Domestic proposed vehicular access details
- c) That the Head of Planning (or the equivalent authorised officer) be authorised to refuse outline planning permission in the event that such legal agreement has not been completed within the period of 3 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 Policy COM6 of the Tendring District Local Plan (2007) and draft Policy 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 a reserved matters be submitted to the Committee for approval.

**77. PLANNING APPLICATION – 14/01735/FUL – WEELEY CREMATORIUM, THORPE ROAD, WEELEY CO16 9AH**

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 McLeod, seconded by Councillor Johnson and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant outline planning permission for the development subject to:-

a) **Conditions:**

1. Time limit for commencement
2. Development in accordance with submitted plans
3. Full noise assessment required
4. Air quality assessment required

- b) An informative regarding the need to obtain a license from Natural England to protect breeding bats.

The meeting was declared closed at 8.31 p.m.

**Chairman**