
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

**HELD ON TUESDAY 2 JUNE 2015 AT 6.00PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, WEELEY**

Present: Councillors White (Chairman), Heaney (Vice-Chairman), Fairley, Fowler, Hones, McWilliams, Nicholls, Poonian, Raby and Watson.

Also Present: Councillors G V Guglielmi (Portfolio Holder for Planning and Corporate Services), Baker, Land, Turner and Watling.

In Attendance: Head of Planning (Catherine Bicknell), Legal Services Manager (Lisa Hastings), Planning Development Manager (Clare David), Communications and Public Relations Manager (Nigel Brown), Senior Planning Officer (Will Vote), Solicitor (Charlotte Parker-Smith) and Democratic Services Officer (Michael Pingram).

1. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

2. MINUTES

The minutes of the last meeting of the Committee, held on 28 April 2015, were approved as a correct record and signed by the Chairman.

3. DECLARATIONS OF INTEREST

Councillor Turner declared a non-pecuniary interest in relation to Planning Application 15/00208/FUL by virtue of the fact he was a member of the Frinton and Walton Town Council and also a local Ward Member. He declared that he would not speak on the item.

Councillor Watling declared a non-pecuniary interest in relation to Planning Application 15/000208/FUL by virtue of the fact he was a member of the Frinton and Walton Town Council and also a local Ward Member.

4. PLANNING APPLICATION 15/00574/FUL – ASHRIDGE, CHURCH HILL, RAMSEY, HARWICH CO12 5EX

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 for refusal.

An update sheet was circulated to the Committee prior to the meeting, with details of a consultation response from Natural England.

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

Councillor Turner, speaking as a District resident, spoke in support of the application.

Councillor Ed Ramsay, on behalf of Ramsey and Parkeston Parish Council, spoke in support of the application.

Mr Mark De Roy, the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Watson, seconded by Councillor Nicholls and **RESOLVED** that the application be refused for the following reason:

“As the Council cannot show a 5-year supply of housing, it is necessary to consider whether sites outside of the defined Settlement Development Boundaries would constitute sustainable development, as required by Paragraph 14 of the National Planning Policy Framework ("the Framework"). The Saved Tendring District Local Plan (2007) Policy QL1 states that outside the defined Settlement Development Boundaries only development consistent with countryside policies will be permitted. Similarly, Policy SD5 of the "draft" Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014) seeks to refuse planning permission for development outside the Settlement Development Boundaries unless certain criteria are all met, including that it should represent sustainable development. Saved plan Policy EN1 states that "any development which would significantly harm landscape character or quality will not be permitted". A similar approach is taken in draft plan Policy SD5. Saved Plan Policy EN2 states that land within Local Green Gaps will be kept open and essentially free of development. The purpose of the Local Green Gaps, as set out in the preamble for saved plan Policy EN2 is to maintain separation between urban areas and free-standing smaller settlements that surround them. They also have a positive role to play in urban containment and thus contributing to the more efficient use of existing urban land and infrastructure. Draft Plan Policy SD6 states that development within Strategic Green Gaps will only be permitted if certain criteria are met.

The proposal is for 1 no. two storey dwellinghouse to be sited in the countryside and on land designated as Local Green Gap in the saved local plan and Strategic Green Gap in the draft local plan between "Ashridge" and "Some View" to the east. The proposal would be sited on the eastern edge of a short series of bungalows that run up Church Hill with a public right of way on its eastern boundary.

Economically, the proposal would be sustainable. Socially, the proposal would be marginally sustainable. Environmentally, the proposal would change the character and appearance of the site from a soft, open and rural site to a developed urban one with a two storey dwelling on this prominent raised site. It would also see the further coalescence of settlements and undermine the rural setting of Church Hill, which the Local Green Gaps designation seeks to prevent. Therefore the proposal would not be environmentally sustainable. In consideration of all three elements above, the economic and social benefits would be materially outweighed by the environmental harm that the proposal would cause. Therefore, the proposal would not represent sustainable development and would thereby be contrary to the aforementioned Paragraphs and policies”.

5. PLANNING APPLICATION 15/00208/FUL – 7 HOLLAND ROAD, FRINTON-ON-SEA, CO13 9DH

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 representation from Frinton and Walton Town Council that recommended refusal.

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

Councillor Watling, a local Ward Member, spoke against the application.

Following discussion by the Committee, it was moved by Councillor Watson and seconded by Councillor Hones that the Head of Planning be authorised to grant planning permission for the development, subject to planning conditions, which being put to the vote was declared **LOST**.

During further debate by the Committee, it was moved by Councillor Heaney and seconded by Councillor Fowler that the application be refused.

Following additional advice provided by Officers, Councillor Heaney withdrew her motion.

Following further consideration by the Committee, it was moved by Councillor Watson, seconded by Councillor Hones and **RESOLVED** (a) 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 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
2. In accordance with approved plans
3. Materials
4. Landscaping scheme
5. Landscaping scheme implementation and retention
6. Parking space dimensions of 5.5m x 2.9m
7. Development in accordance with Construction Method Statement approved under 14/00046/FUL
8. Removal of permitted development rights (Class A, B and E of Part 1) for extensions, roof works and outbuildings
9. Provision and retention of space for parking and manoeuvring of vehicles
10. Development in accordance with Phase 1 Habitat Survey Report approved under 14/00046/FUL
11. Provision and retention of bin store approved under 14/00046/FUL
12. Driveways and parking areas to be of porous materials
13. Hours of construction to be limited to 7am – 7pm (Mon-Fri) and 8am-1pm (Sat) only
14. Site remediation in accordance with report approved under 14/00046/FUL

The meeting was declared closed at 7.04 p.m.

Chairman