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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY 28 JULY 2015 AT 6.00PM  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, WEELEY**

**Present:** Councillors White (Chairman), Davis, Fairley, Fowler, Hones, McWilliams, Nicholls, Poonian, Raby and Watson.

**Also Present:** Councillors Bray and Everett.

**In Attendance:** Legal Services Manager (Lisa Hastings), Planning Development Manager (Clare David), Planning Policy Manager (Gary Guiver), Communications and Public Relations Manager (Nigel Brown), Planning Team Leader (Minor Applications) (Alison Newland), Planning Officer (Matthew Lang) and Democratic Services Officer (Michael Pingram).

**11. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There was an apology for absence received from Councillor Heaney.

**12. MINUTES**

The minutes of the last meeting of the Committee, held on 30 June 2015, were approved as a correct record and signed by the Chairman.

**13. DECLARATIONS OF INTEREST**

Councillor Nicholls declared a non-pecuniary interest in relation to Planning Applications 15/00679/FUL and 15/00675/OUT by virtue of the fact he was a local Ward Member.

Councillor Watson declared a non-pecuniary interest in relation to Planning Application 15/00737/OUT by virtue of the fact he personally knew the Applicant.

Councillor White declared a non-pecuniary interest in relation to Planning Application 15/00737/OUT by virtue of the fact he personally knew the Applicant.

**14. PLANNING APPLICATION 15/00737/OUT – HOMESTEAD LAKE COUNTRY PARK, THORPE ROAD, WEELEY CO16 9JN**

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 approval.

An update sheet was circulated to the Committee prior to the meeting with details of two additional letters of objection.

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

Mrs Christine Hamilton, a local resident, spoke against the application.

Mrs Mary Wesley-Smith, on behalf of Weeley Parish Council, spoke against the application.

Councillor Bray, a Ward Member for Little Clacton and Weeley, spoke against the application.

Mr Peter LeGrys, the agent on behalf of the Applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Fairley, seconded by Councillor McWilliams 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, 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) Time Limit – Commencement
- 2) Time Limit – Reserved Matters
- 3) Submission of Reserved Matters
- 4) Materials
- 5) Acoustic Fencing Details
- 6) Landscaping Scheme
- 7) Implementation of Landscaping
- 8) Lighting Scheme
- 9) Off-Street Parking in accordance with parking standards
- 10) Road widths being 6m
- 11) Details of Loading/Unloading Facilities
- 12) Details of a Size 3 Turning Facility
- 13) Footway widths being 2m
- 14) Road junction showing 6m radii
- 15) Cycle/Powered Two Wheelers Storage details
- 16) Details of a Segregated 3.5m wide footway/cycleway connecting caravan park
- 17) B1 use restriction
- 18) No outside storage/working
- 19) Surface drainage scheme
- 20) Foul drainage scheme
- 21) Submission of Sustainability features
- 22) Demolition/Construction Method Statement
- 23) Approved Plans

**15. PLANNING APPLICATION 15/00679/FUL – LAND ADJACENT TO PUBLIC CAR PARK, CLACTON ROAD, ELMSTEAD, CO7 7DA**

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 Parish Council and Highways Authority comments.

At the meeting, an oral presentation was made by the Council's Planning Team Leader (Minor Applications) in respect of the application.

Councillor Paul Beard, a local Parish Councillor, spoke against the application.

Mrs Clare Richmond, the agent on behalf of the applicant, spoke in support of the application.

Following consideration by the Committee, it was moved by Councillor Nicholls, seconded by Councillor Watson and **RESOLVED** that the application be deferred to allow Officers to negotiate and clarify on the following points:

- Cramped appearance of plots one and two
- Surface water drainage and culverting of existing ditches
- Accesses on to A133 and lack of footpath
- Capacity of AWS pumping station

**16. PLANNING APPLICATION 15/00675/OUT – LAND OFF CLACTON ROAD, ELMSTEAD CO7 7DB**

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 comment received from the Council's Regeneration Team and an appeal decision that affected the application.

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

Councillor Paul Beard, a local Parish Councillor, spoke against the application.

Mr Patrick Stroud, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Nicholls, seconded by Councillor Raby and **RESOLVED** that the Head of Planning be authorised to refuse the application for the following reasons:

"It is contrary to NPPF paragraphs 7 and 9 and Local Plan policies QL1; SD3; SD5; EN1; QL9; PLA5; QL11; and SD9 in so far as the adverse environmental impacts of the development do not outweigh the benefits of the scheme and would not be of a fair and proportionate scale having an urbanising impact on the rural surroundings."

The Committee also requested an informative be sent to the applicant to explain that a Section 106 agreement would be required.

The meeting was declared closed at 8.04 p.m.

Chairman