



PLANNING COMMITTEE UPDATE SHEET

AGENDA

DATE:	Thursday, 24 November 2022
TIME:	6.00 pm
VENUE:	Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor White (Chairman)
Councillor Fowler (Vice-Chairman)
Councillor Alexander
Councillor Baker
Councillor Codling

Councillor V Guglielmi
Councillor Harris
Councillor Placey
Councillor Scott
Councillor Wiggins

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DATE OF PUBLICATION: Thursday, 24 November 2022

AGENDA

8 **REPORT A.4 - PLANNING APPLICATION 21/02181/FUL – LAND ADJACENT TO HALSTEAD ROAD, KIRBY-LE-SOKEN CO13 0DY (Pages 1 - 4)**

Construction of a solar project together with all associated works, equipment and necessary infrastructure to include batteries alongside an Electric Vehicle Charging Station, parking, means of access, landscaping and associated development.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Planning Committee is to be held in the Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE at 6.00 pm on Tuesday, 20 December 2022.

Information for Visitors

FIRE EVACUATION PROCEDURE

There is no alarm test scheduled for this meeting. In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the room and follow the exit signs out of the building.

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Your calmness and assistance is greatly appreciated.

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

24 NOVEMBER 2022

A.1 - PLANNING APPLICATION – 22/01666/FUL – CAR PARK PROMENADE WAY BRIGHTLINGSEA CO7 0HH

Brightlingsea Town Council have confirmed they support the proposed development.

A.2 - PLANNING APPLICATION – 22/01675/FUL – SEAFRONT SHELTER, THE ESPLANADE HOLLAND ON SEA CO15 5TU

Nothing further to report.

A.3 - PLANNING APPLICATION – 22/01676/FUL – SEAFRONT BELOW MARING PARADE EAST, CLACTON ON SEA CO15 5BY

Amend paragraph 1.2 to read as follows:

“The proposal seeks the erection of a new building that would be used to provide a ‘Changing Places’ facility, which includes enhanced facilities to meet the needs of disabled children and adults with complex care needs, who require care support, appropriate equipment and additional space.”

A.4 - PLANNING APPLICATION – 21/02181/FUL – LAND ADJACENT TO HALSTEAD ROAD KIRBY LE SOKEN CO13 0DY

Additional Representations Received

Objections (3 comments)

- TDC Local Plan has given up on the Green Gap protection to the west of Halstead Road, where an EV charging station is now proposed, to include a shop and other amenities. This will create a severe threat to the viability of the existing post office shop in Walton Road, Kirby le Soken, and if that village post office and shop becomes economically unviable, that will have a severe detrimental effect on village sustainability.

- The creation of swales is said to assist in dispersing the rainwater, at the northern lowest end of the solar farm site. It must be noted that the Finches Park development of 240+ dwellings will also be dispersing rainwater into swales on that Linden Homes (Vistry) site, thus creating a dual flow of surface water to the north of the site, directly adjacent to established housing in Dugmore Avenue.

- Loss of field for parking associated with the village fete. Concerns are the blind bend access dangers, losing the open space, traffic concerns in what was once our beautiful

unspoilt quiet little village, the views across the land and looking down the hill to the backwaters, noise, fire risk, emissions from the equipment, business loss to local shops because of the hub, us becoming a town rather than a rural village now. Parking offer for school is ridiculous as don't walk from current parking on Linden Homes site. Loss of nature habitat too.

Support

32 identical signed letters outlining the following;

- The site is suitable for this type of development as it is located closer to a viable grid connection.
- This scheme prevents the coalescence of Kirby Cross and Kirby-le-Soken and blocks new house building.
- The temporary planning permission preserves the status of the site as Strategic Green Gap after the site is decommissioned.
- It provides 47 parking spaces, reducing nuisance parking outside the local primary school.
- It provides additional parking to support sport clubs that use Kirby Playing Fields.
- It provides accessible EV Charging for those households without off-street parking.
- It delivers EV Charging locally, ensuring that Kirby doesn't become a charging 'blackspot'.
- It brings a net bio-diversity gain with new planting and the preservation of existing footpaths.
- It contributes to a national goal of meeting net-zero climate targets by 2050.
- It generates electricity that is stable and low-cost at a time of record high energy prices.
- It helps secure Britain's energy supply, reducing energy imports, at a time of global crisis.

2 further letters of support stating the following;

Kirby Lawn Tennis Club and Thorpe Athletic Football Club

- During many evenings and weekends, the car park at the Kirby Playing Fields fills up with the "over-flow" parking along the land leading to the playing fields becoming congested and causing a problem.
- We are aware that the application includes the provision of 47 parking spaces many of which would be available for use by members of the public, including our members.
- We have signed a Memorandum of Understanding (MOU) with the applicant which seeks to encourage our members to use this additional car parking, helping to reduce the parking problems while providing a convenient place for members with electric and plug-in hybrid cars to charge while they are using our facilities.
- The provision of a café within the development is an economic and social benefit for our organisation and the wider community, something that our members are likely to make use of.
- We support any initiative that generates clean, green renewable energy, such as this proposal to build a solar farm in Kirby.
- The applicant is going to deliver a Community Benefit Fund over its proposed 40-year operating life. Our organisation would be one of the recipients of the proposed

funding, allowing us to invest in the long-term provision of sports and leisure facilities locally.

**A.5 - PLANNING APPLICATION – 22/01232/FUL – LAND AT REEDLANDS
GUTTERIDGE HALL LANE WEELEY CLACTON ON SEA**

Weeley Parish Council considered this application at its meeting on 21 November 2022. The Council resolved not to object to, or comment on, the application.

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