



PLANNING COMMITTEE

DATE:	Tuesday, 20 December 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 Wiggins

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DATE OF PUBLICATION: Tuesday, 20 December 2022

AGENDA

6 Report A.2 - Planning Application - 22-00467 - DETAIL - Land north of Bromley Road, Ardleigh (Pages 1 - 4)

The application is brought to Committee at the request of the Planning Manager. The site is outside the Settlement Development Boundary of Ardleigh, within close proximity to the area designated for the new Tendring and Colchester Garden Community and therefore there is a high level of public interest in the site along with a number of objections made to the outline permission including the Parish Council, to warrant a Committee referral as the recommendation is of Approval.

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, 17 January 2023.

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 hall and follow the exit signs out of the building.

Please heed the instructions given by any member of staff and they will assist you in leaving the building and direct you to the assembly point.

Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

Your calmness and assistance is greatly appreciated.

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

20 December 2022

A.1 Planning Application – 21/01891/FUL Broadfields Primrose Hill Wrabness

- No updates.

A.2 - Planning Application – 22/00467/DETAIL Land North of Bromley Road

1 Objection received:

This application is being brought to the Planning Committee at the request of the Planning Manager as the application is recommended for approval by officers, however:

1. It is in conflict to the Adopted Section 2 Local Plan 2013-2033;
2. The development site is 2.7Km from the Ardleigh Settlement Development Boundary, thus classed as Countryside.
3. It should be combined to make a major application with application 17/02190/OUT, approval granted under appeal 18/00086/REFUSE, and thus as a minimum, attract affordable home contributions. The applicants of both sites are associated.
4. The proposed site's natural environment and ecology has been extensively destroyed. The appeal statement 5.11 clearly shows this fact (contains an aerial photo of the site). The 1923 ordnance survey map show the established pond that has been destroyed. The site is adjacent to Salary Brook.
5. The application 22/01690/OHL site plan shows the (now destroyed) pond. Where is the replacement for the overhead power lines to be installed?
6. Nearby applications 21/02164/FUL and 21/01785/OUT have recently been refused by officers. 21/01785/OUT is now at appeal, as 22/00061/REFUSE. The statement of case 6.4 makes the presumption that 22/00467/DETAIL is approved and under construction. (Officer Note, the Appellant's appeal statement is a little ambiguous, whilst the application 22/00467/DETAIL is not mentioned by number specifically, the land is shown generally along with the adjacent site and the larger site opposite and the appeal statement does state that these are 'under construction'.)

A.3 - Planning Application – 22/00688/FUL Farm Land to North of Glendenning Tenpenny Hill Thorrington

- No updates.

A.4 - Planning Application 22/00854/FUL Tendring Travel, Golden Lane, Thorpe

Point of Clarification:

For clarity, the applicant is Tendring Travel. As set out at paragraph 9.12 of the officer's report, Tendring Travel provide services used by Tendring District Council and for this reason, and for the reason of transparent decision making, this application is presented to planning committee and has been reviewed by the Council's monitoring officer.

Section 4. Consultations - correction to order of LLFA:

First comments received	15.06.2022	Holding objection
Second comments received	30.09.2022	Holding objection maintained
Latest comments received	17.11.2022	No objection subject to conditions

8.2 Conditions and Reasons – amendments to recommended conditions

Condition 2 – amendments to allow flexibility for airport runs and private hire

2. The working hours hereby permitted shall ~~only~~ operate between the following hours, unless otherwise agreed, in writing, with the Local Planning Authority:
- Monday to Friday 06:00 to 20:00
 - Saturday ~~06:00 to 14:00~~ 06:00 to 18:00
 - Sunday / Bank Holiday: ~~06:00 to 14:00~~ 10:00 to 16:00

~~Outside of these hours, no staff shall be working on site nor any vehicle shall enter or exit the site for any reason.~~

Outside of these hours, no more than 1 member of staff shall be working on site for any reason.

Reason - For the avoidance of doubt, protection of local residential amenity and in the interests of proper planning.

Condition 8 – amendments to allow flexibility for the submission and approval of S278 Minor Works application with ECC Highways.

8. Within 3 6 months from the date of this decision, four formal passing bays (size: 2.5m x 15m) shall be provided, completed and made available for use within Golden Lane to the east of the site access as indicated on drawing no. DR2 Rev. A accompanying the Technical Note Ref. JTP255 October 2022 and retained in this approved form in perpetuity.

Reason - To make adequate provision within the highway for the additional traffic generated within the highway as a result of the proposed development.

Condition 9 – amendments to allow flexibility for the submission and approval of S278 Minor Works application with ECC Highways and correction to numbering:

9. Within 3 6 months from the date of this decision, a vehicle turning warning sign on the west bound approach to the access to Valley Farm shall be provided, as indicated on drawing no. DR2 Rev. A accompanying the Technical Note Ref. JTP255 October 2022.
10. Reason - To notify drivers in advance of the potential of slow turning vehicles, ensuring the continued safe passage of the public, in the interests of highway safety.

Correction to condition numbering:

Conditions 11 to 15 should be Conditions 10 to 14

A.5 - Planning Application – 22/01548/ADV - Land Adj to Lotus Way and Brooklands

- No updates.

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