



PLANNING COMMITTEE

DATE:	Tuesday, 21 November 2023
TIME:	5.00 pm
VENUE:	Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Fowler (Chairman)
Councillor White (Vice-Chairman)
Councillor Alexander
Councillor Everett

Councillor Placey
Councillor Sudra
Councillor Wiggins

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DATE OF PUBLICATION: Tuesday, 22 November 2023

AGENDA

5 Report of the Director (Planning) - A.1 - 22.02072.FULHH - 3 De Vere Estate, Great Bentley, CO7 8QB (Pages 1 - 4)

Proposed drop kerb with vehicular access along with driveway and parking.

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 5.00 pm on Monday, 27 November 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

21st November 2023

AGENDA ITEM A.1

22/02072/FULHH - Proposed drop kerb with vehicular access along with driveway and parking to property front.

3 De Vere Estate, Great Bentley

- No Updates

AGENDA ITEM A.2

23/01448/FULHH - Retrospective application for a single storey rear extension to provide facilities for disabled person.

42 Elm Grove, Clacton

- No Updates

AGENDA ITEM A.3

23/00697/FUL - Proposed erection of one self-build dwelling (in lieu of Prior Approval for one dwelling, subject of application 22/00360/COUNOT for Barn B).

Land at 5 Hunters Chase, Ardleigh

Recommendation under the Executive Summary

Part 2 of the recommendation should refer to the conditions which are 8.2 of the Officers report. The recommendation should read as follows:

Recommendation: Approval subject to Unilateral Undertaking and Conditions, as follows:

That the Head of Planning and Building Control be authorised to grant planning permission subject to:

- 1) A completed Unilateral Undertaking securing;
 - Financial contribution of £156.76 (index linked) towards RAMS.
- 2) The conditions stated at paragraph 8.2, or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and,

3) The informative notes as may be deemed necessary.

Comparison Table

The comparison table below is to replace the comparison table under 6.17 of the Officers report. The changes are to the ridge and eaves height of the prior approval application and the eaves height of the current application. The changes are considered to be minor and do not alter the Officers assessment or recommendation. The table should read as follows:

	22/00360/COUNOT (Prior Approval)	23/00697/FUL (Current application)
Siting	To the rear of 5 Hunters Chase, in the northern corner.	To the rear of 5 Hunters Chase, in the northern corner, relocated slightly to the south west.
Access	Via the existing access serving number 5 Hunters Chase.	Creation of a new access, driveway and parking areas through adjacent field with access from Coggeshall Road.
Appearance	Minimal changes / no materials details provided.	Single storey barn like appearance constructed from clad the building in natural larch wood with a Marley Eternit slate roof
Ridge Height	4 metres (Single Storey)	4.9 metres (Single Storey)
Eaves Height	2.1 metres	2.1 metres
Identified site / site area	239m ² / 0.02ha (Limited amenity)	1864m ² / 0.19ha (Garden area included)
Floor Area / footprint	114sqm	120sqm
Bedrooms	3 bedroom	3 bedroom

Recommendation

The recommendation under section 8 of the Officer report should refer to a completed legal agreement. 8.1 should read as follows:

8.1 The Planning Committee is recommended to grant planning permission subject to the following conditions, informatives and the completed S106 legal agreement accompanying this application with the agreed Heads of Terms, as set out in the table below:

CATEGORY	TERMS
Financial contribution towards RAMS.	£156.76 x 1 dwelling (index linked)

AGENDA ITEM A.4

21/00386/FUL - Proposed retention of existing frontage and ground floor commercial unit, demolition of rear outbuildings and construction of a part two/part three storey building, to form 7no. one-bedroom self-contained units and 1no. studio self-contained unit and first floor commercial unit with associated cycle storage and refuse stores to rear.

121 – 123 High Street, Harwich

The map shown on the front page incorrectly shows the location of application 22/02072/FULHH (item A.1). Below is the correct map:



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