



## PLANNING COMMITTEE

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

### MEMBERSHIP:

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

**Councillor Placey**  
**Councillor Sudra**  
**Councillor Wiggins**

**Most Council meetings are open to the public and press. The space for the public and press will be made available on a first come first served basis. Agendas are available to view five working days prior to the meeting date and the Council aims to publish Minutes within five working days of the meeting. Meeting papers can be provided, on request, in large print, in Braille, or on disc, tape, or in other languages.**

**This meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for up to 24 months (the Council retains one full year of recordings and the relevant proportion of the current Municipal Year). The Council will seek to avoid/minimise footage of members of the public in attendance at, or participating in, the meeting. In addition, the Council is obliged by law to allow members of the public to take photographs, film, audio record and report on the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.**

**If you have any queries regarding webcasting or the recording of meetings by the public, please contact Bethany Jones or Ian Ford Email: [democraticservices@tendringdc.gov.uk](mailto:democraticservices@tendringdc.gov.uk) or Telephone on 01255 686587 / 686584**

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

21<sup>st</sup> 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:

	<b>22/00360/COUNOT (Prior Approval)</b>	<b>23/00697/FUL (Current application)</b>
<b>Siting</b>	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.
<b>Access</b>	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.
<b>Appearance</b>	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
<b>Ridge Height</b>	4 metres (Single Storey)	4.9 metres (Single Storey)
<b>Eaves Height</b>	2.1 metres	2.1 metres
<b>Identified site / site area</b>	239m <sup>2</sup> / 0.02ha (Limited amenity)	1864m <sup>2</sup> / 0.19ha (Garden area included)
<b>Floor Area / footprint</b>	114sqm	120sqm
<b>Bedrooms</b>	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:

<b>CATEGORY</b>	<b>TERMS</b>
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:



This page is intentionally left blank