



## PLANNING COMMITTEE

<b>DATE:</b>	<b>Tuesday, 5 November 2024</b>
<b>TIME:</b>	<b>5.00 pm</b>
<b>VENUE:</b>	<b>Town Hall, Station Road, Clacton-on-Sea, CO15 1SE</b>

### MEMBERSHIP:

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

**Councillor McWilliams**  
**Councillor Smith**  
**Councillor Sudra**  
**Councillor Wiggins**

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DATE OF PUBLICATION: Tuesday, 5 November 2024

## AGENDA

**5 Report of the Director (Planning & Communities) - A.1 - 23-00923-FUL - Clacton FC, Rush Green Road, Clacton-on-Sea, CO16 7BQ (Pages 5 - 8)**

Extension to existing football club to provide additional weather training pitch area.

**Date of the Next Scheduled Meeting**

*The next scheduled meeting of the Planning Committee is to be held in the Town Hall, Station Road, Clacton-on-Sea, CO15 1SE at 5.00 pm on Tuesday, 3 December 2024.*

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## TENDRING DISTRICT COUNCIL

### PLANNING COMMITTEE

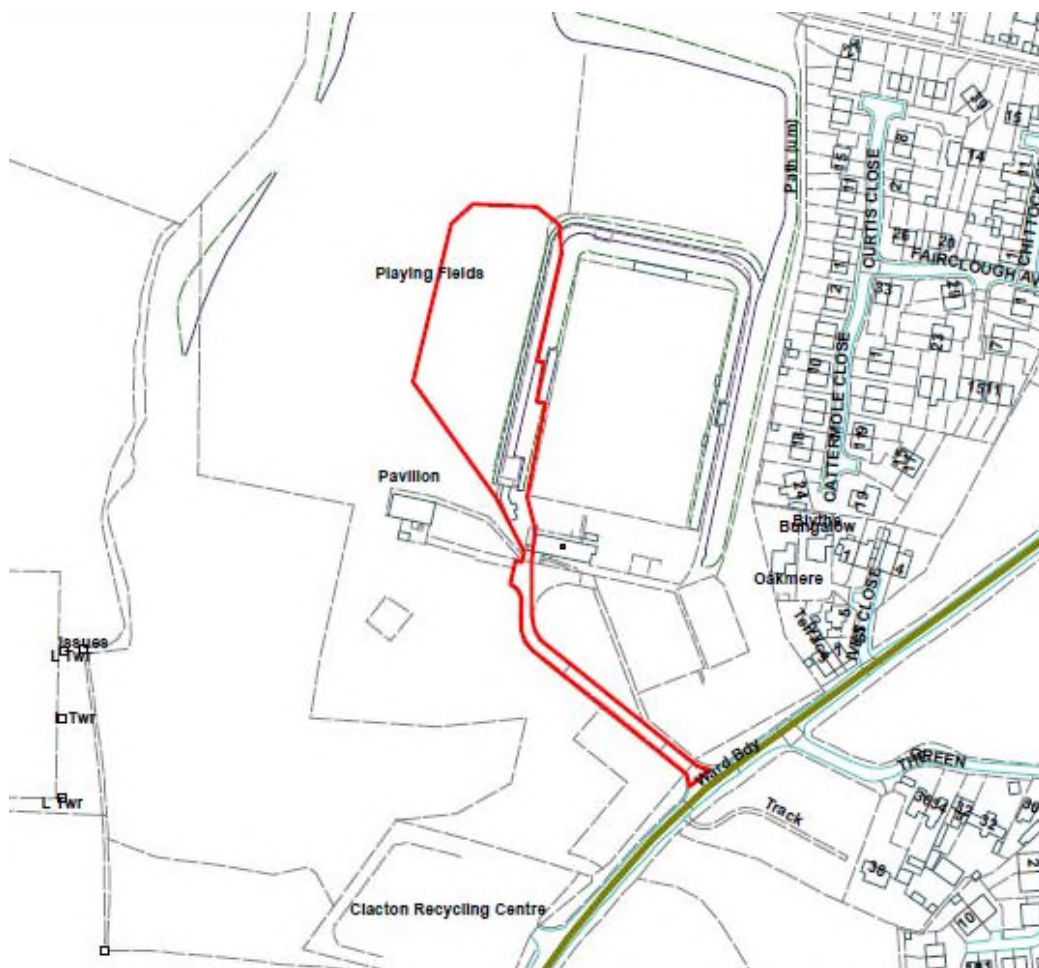
#### ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

05<sup>th</sup> November 2024

#### Item No. A.1

#### 23/00923/FUL - Clacton FC, Rush Green Road, Clacton on Sea

- 1) One letter of objection has been received raising the following objections (summarised below):
  - The proposal limits space for those not involved in those activities, further development would limit dog walking areas.
  - Concerns in regards to parking and the overflowing of the car park
  - Concern in regards to the lighting and the impact to the local houses
- 2) The plan to the front of the planning committee report should be as follows:



- 3) As confirmed by the councils tree and landscaping officer, the size of the application site as amended makes provision for new planting on the perimeter of the site. At the present time, the site layout plan which has been submitted to act as both the red line

plan and landscaping (which shows only indicative details and location of planting) and does provide space to enable possible conditions on landscaping. Furthermore, the officers report paragraph 8.30 states that landscaping would be ineffective to screen the development. This is corrected to read; the soft landscaping will be ineffective in providing the complete screening of the nature of development, including fence height, floodlighting and the position of the development into the public open space. However, given the opportunity to soften some of the impact, on balance, it is not considered sufficient enough as a reason in itself to warrant a reason for refusal.

4) Wording of paragraph

Paragraph 8.33 should read as follows: The proposal includes for a development that has the potential to incorporate renewable energy features. There are no details that accompany the planning application that demonstrate the water, energy and resource efficiency measures that the scheme will incorporate, and a condition requesting details of this is recommended.

**Item No. A.2**

**23/01196/FUL - Lower Farm, Brightlingsea**

- 1) 20 additional letters of representation received raising the following objections (officer response is in brackets where not already covered in committee report);
  - Wildlife rich site/home to a diverse range of wildlife. Development threatens to destroy habitats.
  - Lakes are currently utilised by local fisherman
  - Nothing positive to the town, development would cause increased traffic/congestion and pressure on stretched facilities
  - Destruction of flora and fauna
  - Large scale development out of character in this location
  - Brightlingsea Neighbourhood Plan evidence base identifies affordable housing and elderly housing as in demand, not holiday lodges.  
*(Officer Response – Whilst the plan area for the Neighbourhood Plan as been agreed, no draft plan has been produced. Therefore, no weight can be attributed the plan at the current time).*
  - Leisure Village design not in keeping with the adjacent built form.
  - Large number of trees being removed and wildlife habitat harmed.
  - Development would bring about endless lorry movements and heavy plant, causing pollution.
  - Light pollution and noise pollution impacts to local residents and wildlife.
  - Lighting is visually intrusive and causes light pollution and affect the ecology (birds and bats) in this area.
  - Development is 50% larger in size than consented scheme.
  - Robinson Road is a quiet residential lane; this development would alter that character.
  - No social housing proposed, and off-site contribution will not be spent in Brightlingsea.  
*(Officer Response – The Council’s Housing Team have confirmed that the off-site contribution will go into a central pot, however, wording within the S106 requiring it or a proportion of it to be used to deliver homes in Brightlingsea can be explored).*
  - Land is frequently used by Curlews and other important birdlife. Should be classed as ‘functionally linked’ land to nearby designated site.
  - Robinson Road needs a road infrastructure upgrade.
  - Application is not a revision, but a new full application due to the scale of the changes proposed.
  - Harm to nearby designated site has not been fully considered.

- The land accommodates priority habitats (including Open Mosaic Habitat) that should be considered.
- Holiday Park applications for this site have been refused 3 times in the past (in the late 80's/early 90's).
- There has been no clear and convincing justification that there will not be any harm to Marsh Farm house and its setting due to the significant changes to the scheme.
- Through diminishing views to and from Marsh Farm House to the south and through the proposed building and associated proposals, this will urbanise the setting of the listed building and diminish its relationship with the rural landscape and Marshes.
- Proposed footpaths close to the site boundary, would necessitate removal of vegetation and allow people to climb banks of the site.
- Lack of benefits to local residents and adverse impacts on parking provision.
- Reduced access for local residents.

2) Revision to wording of Condition 25 – Holiday Occupation

**SPECIFIC RESTRICTION ON DEVELOPMENT: HOLIDAY OCCUPATION CONDITION:**

CONDITION: The tourism lodges and glamping pods hereby approved, and as clearly indicated on approved drawing no. 5553/SP/23/3010 P1, are exclusively designated for holiday purposes of the occupier/s only and shall not be utilised as a person's sole or main place of residence nor permanent residential dwelling of individuals not engaged in such holiday purpose at any time, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.

Furthermore, the following restrictions shall apply:-

1. Occupation Period: No continuous occupation period of an individual person shall exceed 42 days without a break of at least 10 days between occupation.
  2. Primary Residence Prohibition: The approved tourism lodges shall only be occupied by persons who have available an alternative primary residential address, it shall not be utilised as a person's sole or main place of residence.
  3. Register of Occupants: A comprehensive register containing the names, full details of permanent home addresses, and vehicle registrations (if travelling by car) of occupants shall be maintained for all periods of occupation each year. This register must be made available to the Local Planning Authority for inspection at any time in a form that can be digitally provided upon request, and all records shall be retained for a minimum of ten years.
- 3) Correction of typos at Section 8.5 the Officer's Committee Report. The distance between the application site and the nearest point of the nearby European Designated Site (Colne Estuary SPA and RAMSAR and Essex Estuaries SAC is approximately 150 metres to the south.
- 4) Applicant's Response to objection from Brightlingsea Nature Network

The objector's observation of 31 curlew within the site is acknowledged and is not contrary to the findings of the formal Winter Bird Survey. The aim of the formal surveys is to sample multiple occasions during the winter season, in order to draw conclusions about the broad habitual seasonal use of the site by curlew.

The formal survey recorded 23 curlew within the site on one occasion, which is comparable with the objector's observation. It is acknowledged that, on occasion, the

site is used by groups of curlew of around this number. The objector's observation is therefore in line with the existing findings of the survey.

We also point out that the ecological records data search used within the ecological assessments was obtained from Essex Field Club, who are the standard resource for ecological records in Essex. Indeed, the data returned and analysed by us include over 13,000 records from Essex Birdwatching Society. We cannot say why the objector's record is not among them.

**Item No. A.3**

**24/00721/FUL - Land to The rear of Taylor Cove, Harwich Road, Beaumont**

- 1) Following discussions with the applicant, it is confirmed that the application proposes to relocate the existing double field shelter south of its current location onto a new concrete base within the area of land previously granted planning permission for grazing horses. The description has been updated to reflect this and now reads "Relocation of existing double field shelter comprising of a hay/storage barn and a stable onto a new concrete base with fenced corral".
- 2) Condition 2 (private use only) and condition 5 (no burning of manure) will be removed as these conditions already apply to the site area as approved under application reference 18/01276/FUL (Condition 3 and 5 respectively).
- 3) Condition 4 will be removed as a Waste Management Strategy for the same site area was conditioned on application reference 18/01276/FUL (Condition 4) and subsequently discharged on 19/00011/DISCON.
- 4) Condition 3 is removed. The condition has not been imposed on previous applications and as this application is solely for the double field shelter and corral it is not reasonable or necessary as it is evident the land is used for the grazing of horses.

**Item No. A.4**

**24/01379/FUL - 29 Landermere Road Thorpe Le Soken**

- 1) No updates.