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Tendring District Council

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AGENDA

PLANNING COMMITTEE

DATE:	**Tuesday, 8 July 2025**
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 Goldman
Councillor Smith
Councillor Wiggins

Chief Executive
Ian Davidson

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DATE OF PUBLICATION: Tuesday, 8 July 2025

AGENDA

5 Report of the Corporate Director (Planning and Community) - A.1 - 24-00560-OUT - Wellwick, Colchester Road, St Osyth, CO16 8HS (Pages 5 - 8)

Outline Planning Application (Access only to be considered and all other matters reserved) – Outline planning application for the erection of 37 dwellings, with all matters reserved other than the use of access from Colchester Road (as consented under 20/01124/OUT), associated public open space, landscaping and all associated ancillary works.

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, 5 August 2025.

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.

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Your calmness and assistance is greatly appreciated.

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

8th July 2025

Item No. A.1

24/00560/OUT - Wellwick Site Colchester Road St Osyth Essex CO16 8HS

Revision to the S106 Head of Terms Table at Section 10.2 of the committee report to secure the relevant Biodiversity Net Gain Monitoring Fee;

CATEGORY	TERMS
Enabling Works	Secure enabling works outlined in enabling works table at 8.13 above. Trigger points/Timing of works to be confirmed.
Public Open Space	Details of Transfer / Management Responsibilities.
RAMS	£169.45p per dwelling **(if applicant decides to secure via legal agreement rather than condition - see Condition 7 below).**
BNG	Securing precise details of net gain plan (10% gain) and the implementation, management and monitoring of such plan **(if applicant decides to secure via legal agreement rather than condition – see Conditions 8 and 9 below).**
BNG Monitoring Fee	Securing a financial contribution towards the 30-year monitoring of the Biodiversity Net Gain Plan and implemented scheme.

Item No. A.2

25/00755/FUL - Land to The North-east of Bloomfield Cottage Grange Road Lawford Manningtree

- No updates

Item No. A.3

24/01890/VOC - Land at High Street Car Park, Carnarvon Road, Clacton-on-Sea

a) The recommendation is to be amended to include reference to RAMS and BNG monitoring fees, and to read as follows:

Recommendation: Approval subject to securing Planning Obligations

1. On appropriate terms below and those as may be deemed necessary to the satisfaction of the Head of Planning and Building Control to secure the completion of a legal agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 dealing with the following matters:

    - Affordable Housing provision;
    - RAMS; and
    - BNG Monitoring Fee

2. That the Head of Planning and Building Control be authorised to grant planning permission subject to the agreed section 106 agreement and conditions as stated at paragraph 2.2, 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.

    Or;

4. That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 12 months that the Head of Planning and Building Control be authorised to refuse the application on appropriate grounds at their discretion.

b) Condition 19, which requires securing RAMS at a later date, is to be removed on the basis that it is instead being dealt with under the legal agreement as per the recommendation above.

c) Condition 20 shall be revised to read as follows:

CONDITION: No development shall commence until a 30 year Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 18, has been submitted to and approved in writing by the local planning authority and shall contain the following:

a) a description and evaluation of the planned habitat works for the creation and/or enhancement of the onsite habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
b) the management measures to maintain the onsite habitat creation and/or enhancement works for a period of a least 30 years from the completion (defined for this purpose as first use and/or occupation unless agreed in writing by the LPA) of the development including:
i) ecological trends and constraints on site that may influence management;
ii) aims, objectives and targets for management e.g. links with local and national species and habitat action plans;
iii) a description of the management operations necessary to achieving aims and objectives;

iv) prescriptions for management actions;
v) preparation of a works schedule, including annual works schedule;
vi) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;
c) details of the monitoring methodology, to measure the effectiveness of the management of the onsite habitat creation and/or enhancement works together with the timetable for each element of the monitoring programme including when first implemented with provision for monitoring reports to be provided to the local planning authority in writing on year 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30, with biodiversity reconciliation calculations at each stage; and
d) details of the roles and responsibilities of the people or organisation(s) delivering the HMMP including implementation and monitoring;
The approved HMMP shall be strictly adhered to at all times and implemented in full for its duration no later than the first use/occupation of the development; and
e) There shall be a completion report evidencing the completed habitat enhancements prior to first use and/or occupation unless agreed in writing by the LPA.

REASON: To enhance biodiversity in accordance with the National Planning Policy Framework and to achieve the Biodiversity Net Gain objectives set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Item No. A.4

Enforcement Policy

- No updates

Item No. A.5

BNG Habitat Bank Report

- No updates

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