



PLANNING COMMITTEE

DATE:	Tuesday, 29 September 2026
TIME:	5.00 pm
VENUE:	Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Fowler (Chairman)	Councillor Keteca
Councillor White (Vice-Chairman)	Councillor Land
Councillor Alexander	Councillor Sudra
Councillor Codling	Councillor Wiggins
Councillor Goldman	

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DATE OF PUBLICATION: Tuesday, 29 September 2026

AGENDA

- 5 Report of Corporate Director (Planning and Community) - A.1 - Planning Application 26/00287/OUT - Land to north of Colchester Road, Elmstead, CO7 7EF (Pages 5 - 6)

The Planning Officer update sheet to the Committee is attached.

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 Wednesday, 14 October 2026.

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 room 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

29th September 2026

Item A.1 - 26-00287-OUT - Land to North of Colchester Road, Elmstead, Essex, CO7 7EF

Additional letters of objection

12 additional letters of objection have been received raising the following additional concerns which have not already been addressed within the committee report: *(Officer response in brackets)*

- Object to double yellow lines this specific area has average age of 80 and multiple disabled badge holders with an application submitted for a disabled parking bay close to the new access *(Disabled parking bays and double yellow lines are separately controlled by Essex County Council. Given the existing off street parking provision for Meadow Close plus wider availability of street parking beyond the proposed double yellow lines this is not considered to amount to significant harm to amenity and is required to protect highway efficiency of movement and safety)*
- Tye Road should be used for access, particularly given new A1331 reduction in traffic *(This is not the access proposal for consideration and would result in substantial loss of hedgerow and trees, and harm to ENP Important View 3).*
- Part of entrance to application site is owned by Meadow Close landowner *(the applicant confirms they control all application site land, any dispute would be a private matter and would not prevent determination of this planning application.)*
- Double yellow lines will impede access for ambulances and carers and won't be enforced *(See general parking comment above, in addition emergency services can park on double yellow lines. The North Essex Parking Partnership are responsible for enforcement.)*
- Existing Meadow Close road is 4.8m wide *(This is agreed)*
- Double yellow lines weren't shown previously so we did not object to them *(the request by Highways for double yellow lines was referred to in the previous (7th July) Committee Report, Officer assessment and within condition 19 as a requirement to mitigate the impacts of the proposal. The double yellow lines have now been shown on the amended plan for clarity)*

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