

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,
HELD ON TUESDAY 16 MAY 2017 AT 6.00 PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY**

Present:	Councillors White (Chairman), Heaney (Vice-Chair), Alexander, Baker, Bennison, Cawthron, Everett, Fairley (except item 4), Fowler and Hones
Also Present:	Councillors McWilliams and Turner
In Attendance:	Lisa Hastings (Head of Governance and Legal Services), Gary Guiver (Planning Manager), Ian Ford (Committee Services Manager) and Matthew Lang (Planning Officer)(except item 8)

1. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Due to the fact that she had been unable to attend the site visits, Councillor McWilliams did not attend the meeting as a member of the Committee but instead sat in the public gallery.

2. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 19 April 2017, were approved as a correct record and signed by the Chairman.

3. DECLARATIONS OF INTEREST

Councillor Fairley indicated that she would declare a non-pecuniary interest in relation to Planning Application 17/00377/FUL due to family connection to the application site and that she would withdraw from the meeting during the consideration of that application and the voting thereon.

Councillor Everett indicated that he would declare a non-pecuniary interest in relation to Planning Application 17/00502/FUL by virtue of the fact that he lived in the Ward.

At the request of the Chairman, the Planning Manager (GG) addressed the Committee and informed it that the Council could now demonstrate that it had a five year supply of deliverable housing sites and was no longer automatically expected planning applications for housing that ran contrary to the Local Plan as per the Government's 'presumption in favour of sustainable development'.

4. A.1 - PLANNING APPLICATION - 17/00377/FUL - UNIT 1 NORWOOD LODGE, BENTLEY ROAD, WEELEY, CO16 9BX

Further to Minute 3 above, Councillor Fairley, having declared a non-pecuniary interest, withdrew from the meeting whilst the application was considered and determined.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Manager (GG) in respect of the application.

An update sheet was circulated to the Committee prior to the meeting with details of:

- (1) Additional information provided by the applicant to the Council's Environmental Health Section regarding spray paint usages;
- (2) Confirmation from the Council's Pollution and Environmental Control Team that they had no objections to the application; and
- (3) An additional proposed planning condition to control the hours of working.

Alan Green, the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Baker, seconded by Councillor Hones and **RESOLVED** (a) that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to confirmation of no objection from Environmental Health and the following conditions:

1. 3 year time limit;
 2. Approved plans condition;
 3. No parking or external storage outside of the approved area;
 4. Conifer screen as shown on plans to be retained at minimum 3 metre height, or to be replanted if dies within 5 years;
 5. Details of any external lighting; and
 6. Hours of working restricted to 7.30 a.m. – 7.00 p.m. Monday to Friday and 7.30 a.m. – 1.00 p.m. on Saturdays with no working on Sundays or public holidays.
- (b) that an informative be sent to the applicant requesting him to ensure that any external lighting/security lighting submitted in relation to planning condition 5 above takes the form of down lighting in order to minimise the impact of light pollution.

5. A.2 - PLANNING APPLICATION - 17/00381/OUT - GREEN SPEED, WENLOCK ROAD, WEELEY, CO16 9DX

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Manager (GG) in respect of the application.

Alan Green, the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Baker, seconded by Councillor Fairley and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following conditions:

1. Outline time limits;
2. Reserved matters submission;
3. No occupation of any of the dwellings until relocation of the business to that approved under 17/00377/FUL has been completed;
4. Contamination condition;

5. Demolition method statement;
6. Tree survey;
7. Remove permitted development rights for boundary treatments and outbuildings;
and
8. Construction Method Statement

6. **A.3 - PLANNING APPLICATION - 17/00172/DETAIL - LAND EAST OF BENTLEY ROAD, WEELEY, CO16 9DP**

Members recalled that outline planning application 16/00186/OUT which had been for a residential development of up to six dwellings on this site was approved at Planning Committee on 18 May 2016. The Committee had requested that the reserved matters application be brought back for determination.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Officer (ML) in respect of the application.

Following discussion by the Committee, it was moved by Councillor Baker, seconded by Councillor Bennison and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following conditions:

1. All parking areas and garages to be provided prior to first occupation of the dwellings; and
2. Accordance with approved plans.

7. **A.4 - PLANNING APPLICATION - 17/00180/DETAIL - LAND WEST OF RECTORY ROAD, WEELEY HEATH, CO16 9AX**

Members recalled that outline planning application 16/00183/OUT which had been for a residential development of up to six dwellings on this site was approved at Planning Committee on 18 May 2016. The Committee had requested that the reserved matters application be brought back for determination.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Officer (ML) in respect of the application.

Following discussion by the Committee, it was moved by Councillor Fairley, seconded by Councillor Heaney and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following conditions:

1. All parking areas and garages to be provided prior to first occupation of the dwellings; and
2. Accordance with approved plans.

8. **A.5 - PLANNING APPLICATION - 17/00502/FUL - 14F AND 14G WITTONWOOD ROAD, FRINTON-ON-SEA, CO13 9LB**

Further to Minute 3 above, Councillor Everett had declared a non-pecuniary interest in this application.

It was reported that this application had been referred to the Planning Committee at the request of Councillor Turner, a local Ward Member.

Members recalled that outline planning permission 11/00796/OUT and Reserved Matters Approval 14/01447/DETAIL had been granted on 30 June 2014 and 23 March 2015.

The Committee had before it the published Officer report containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval.

At the meeting, an oral presentation was made by the Council's Planning Manager (GG) in respect of the application.

An update sheet was circulated to the Committee prior to the meeting with details of an amended address for the application description.

Alan Eldret, a local resident speaking on behalf of the Frinton Residents' Association, spoke against the application.

Councillor Turner, a local Ward Member, spoke against the application.

Stuart McAdam, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee and having taken into consideration the advice provided by the Planning Manager and the Head of Governance and Legal Services, it was moved by Councillor Fairley, seconded by Councillor Heaney and **RESOLVED** (a) that consideration of the application be deferred to enable the Head of Planning (or equivalent authorised officer) to seek an extension of time to determine the application with the applicant (i.e. beyond 26 May 2017 for a maximum of two committee cycles);

(b) that the Head of Planning (or equivalent authorised officer) invites the applicant to provide an amended plan(s) within two committee cycles that incorporates the following into the external design of the properties namely:-

- (1)Ornamental chimney(s);
- (2)Bargeboards;
- (3)Finials; and
- (4)Lighter Window Lintels.

- (c) that, in the event that the applicant does not agree to an extension of time to negotiate the external appearance of the properties, the Head of Planning (or equivalent authorised officer) be authorised to refuse to grant planning permission for the development on the grounds of:-
- (i) Unacceptable design; and
 - (ii) Out of character with neighbouring properties.

The meeting was declared closed at 8.20 pm

Chairman