

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,
HELD ON TUESDAY 13 JUNE 2017 AT 6.00 PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY**

Present:	Councillors White (Chairman), Heaney (Vice-Chairman), Alexander, Bennison, M Brown, Cawthron, Everett, Fairley (except minute 12), Fowler, Hones and McWilliams
Also Present:	Councillors Coley (except minutes 16-17), G V Guglielmi (except minutes 16-17), V E Guglielmi (except minutes 16-17), M J Skeels and M J D Skeels
In Attendance:	Gary Guiver (Planning Manager), Charlotte Parker (Solicitor - Property, Planning and Governance), Nigel Brown (Communications and Public Relations Manager), Susanne Ennos (Planning Team Leader), Alison Newland (Planning Team Leader - Major Applications) and Katie Sullivan (Committee Services Officer)

9. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Baker (with Councillor M Brown substituting).

10. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 16 May 2017, were approved as a correct record and signed by the Chairman.

11. DECLARATIONS OF INTEREST

Councillor Fairley declared a non-pecuniary interest in relation to Planning Application 16/01084/FUL by virtue of the fact that she was the local Ward Member and by virtue of the fact that she was pre-determined.

Councillor M J D Skeels, present in the public gallery, made his presence known and the Chairman acknowledged that he had attended the meeting due to the fact that he had a Planning Application on the agenda (16/01985/FUL).

12. A.1 - PLANNING APPLICATION - 16/01084/FUL - STRANGERS HOME, THE STREET, BRADFIELD, CO11 2US

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

Councillor Fairley had earlier declared a non-pecuniary interest in relation to Planning Application 16/01084/FUL by virtue of the fact that she was the local Ward Member and by virtue of the fact that she was pre-determined. Councillor Fairley withdrew from the meeting for this item.

Members recalled that this application had first been considered by the Committee at its meeting held on 31 January 2017 when it had been resolved that consideration be deferred in order for Officers to seek the following additional information:

- Evidence to justify a compelling functional need (as set out in Policy EN3 of the 2007 Local Plan);
- Details of the proposed materials of the building;
- Details of how refuse will be removed from the waste store, and;
- Evidence that alternative locations within the site had been explored/considered to minimise any identified harm to the amenities of neighbouring residents, the setting of listed buildings and the adjoining Conservation Area.

It was reported that since that meeting Officers had contacted the applicant's agent to request the information. The applicant's justification for the shower block was that there was a need to upgrade and improve facilities at the site as the existing were well past their best and far below the standard guests staying at the site would expect. No consideration of alternative locations had been provided by the applicant. In response to the request for further details of materials and refuse disposal arrangements, the applicant had declined to provide such details on the basis that this information could be secured through planning conditions if necessary.

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 given by the Council's Planning Team Leader (SE) in respect of the application.

An update sheet had been circulated to the Committee prior to the meeting with details of an email received from Bradfield Parish Council raising some issues and the Officers response to that email.

The Chairman confirmed that only those Members who had attended the site visit in January 2017 for this application would be allowed to debate and vote on this item.

Following discussion, it was moved by Councillor Everett, seconded by Councillor McWilliams and unanimously **RESOLVED** that, contrary to the Officer's recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to refuse planning permission for the development due to the following reasons:

- The lack of clear and convincing justification contrary to Policy EN3 (Coastal Protection Belt); and
- The detrimental impact on the setting of the Conservation Area and Listed Buildings contrary to paragraph 132 of the NPPF.

13. A.2 - PLANNING APPLICATION - 16/02107/FUL - BRAMCOTE, THORPE ROAD, CLACTON-ON-SEA, CO16 9SA

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 given by the Council's Planning Team Leader (AN) in respect of the application.

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

- (1) An amendment made by the applicant to the application forms; and
- (2) Confirmation from the ECC Suds Team that they had no objection subject to four conditions.

Following discussion, it was moved by Councillor Everett, seconded by Councillor Heaney and unanimously **RESOLVED** that consideration of this application be deferred for the following reasons:

- Update to Ecological Survey; and
- Revisit use of shared surfaces.

14. A.3 - PLANNING APPLICATION - 17/00392/FUL - 2 HIGH STREET, MANNINGTREE, CO11 1AD

It was reported that this application had been referred to the Planning Committee at the request of Councillors G V Guglielmi and Coley, the local Ward Members.

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 given by the Council's Planning Manager (GG) in respect of the application.

Town Councillor Ruth Stocks, representing Manningtree Town Council, spoke against the application.

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

Councillor G V Guglielmi, a local Ward Member, spoke against the application.

Martyn Goodwin, the agent on behalf of the applicant, spoke in support of the application.

Following discussion and advice provided by Officers, it was moved by Councillor Fairley, seconded by Councillor McWilliams and unanimously **RESOLVED** that, contrary to the Officer's recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to refuse planning permission for the development due to the following reasons:

- Contrary to Town Centre Protection Policies;
- Contrary to Policy ER3; and
- Lack of parking.

15. A.4 - PLANNING APPLICATION - 17/00393/LBC - 2 HIGH STREET, MANNINGTREE, CO11 1AD

It was reported that this application had been referred to the Planning Committee at the request of Councillors G V Guglielmi and Coley, the local Ward Members.

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 given by the Council's Planning Manager (GG) in respect of the application.

The Committee was reminded that this application was for Listed Building Consent to enable changes to be made to the building.

Councillor G V Guglielmi, a local Ward Member, spoke against the application.

Following discussion and advice provided by Officers, it was moved by Councillor McWilliams, seconded by Councillor Bennison and unanimously **RESOLVED** that, contrary to the Officer's recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to refuse planning permission for the development due to the following reason:

- Changes would fail to facilitate the commercial/employment use considered best for the property (N.B the decision on item A.3).

16. A.5 - PLANNING APPLICATION - 17/00527/FUL - LAND ADJACENT 6 MANNINGTREE ROAD, LITTLE BENTLEY, CO7 8SP

Members recalled that outline planning permission for 8 dwellings had been refused on 7 June 2016 (16/00533/OUT), and a later application for the outline erection of 6 dwellings – all matters reserved – had been approved by the Planning Committee on 2 November 2016. (Ref 16/01370/OUT). The current application was a full application, rather than a reserved matters submission, however it was clear that the Planning Committee had wanted to review the detailed application following the approval of the outline.

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 given by the Council's Planning Team Leader (SE) in respect of the application.

Stephen Rose, the applicant, spoke in support of the application.

Following discussion, it was moved by Councillor Fairley, seconded by Councillor Alexander and unanimously **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. Start within 3 years;
2. Development in accordance with approved plans (including Construction Method Statement & Ecological Working Method Statement);
- 3-8. Six conditions as advised by Highway Authority; and
9. Landscaping scheme and implementation.

17. **A.6 - PLANNING APPLICATION - 16/01985/FUL - 138 COLNE WAY, POINT CLEAR, ST OSYTH, CO16 8LU**

It was reported that this application had been referred to the Committee as the applicant was an elected Councillor of Tendring District Council.

Councillor M J D Skeels, present in the public gallery, had earlier made his presence known and the Chairman acknowledged that he had attended the meeting due to the fact that he had a Planning Application on the agenda (16/01985/FUL).

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.

Roger Wright, the agent on behalf of the applicant, spoke in support of the application.

It was moved by Councillor Fairley and seconded by Councillor Alexander that consideration of the application be approved, which motion on being put to the vote was declared **LOST**.

Following discussion by the Committee and consideration of advice provided by Officers, it was moved by Councillor Everett, seconded by Councillor M Brown and **RESOLVED** that consideration of this application be deferred in order to negotiate changes with the applicant and his architect with a view to reducing the bulk of the proposed property and the impact on neighbours.

The meeting was declared closed at 8.48 pm

Chairman