

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,  
HELD ON WEDNESDAY 6 SEPTEMBER 2017 AT 6.00 PM  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY**

<b>Present:</b>	Councillors White (Chairman), Baker (acting as Vice-Chairman for this meeting), Alexander, Bennison, M Brown, Cawthron, Everett, Fowler, V E Guglielmi, Hones and McWilliams
<b>Also Present:</b>	Councillors Griffiths (except items 48-52), Honeywood (except items 50-52) and Watson (except items 44-47 and 52)
<b>In Attendance:</b>	Cath Bicknell (Head of Planning), Charlotte Parker (Solicitor - Property, Planning and Governance), Susanne Ennos (Planning Team Leader), Amy Lang (Planning Officer) (except items 50-52) and Katie Sullivan (Committee Services Officer)

**44. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillors Heaney (with Councillor M Brown substituting) and Fairley (with Councillor V E Guglielmi substituting).

**45. MINUTES OF THE LAST MEETING**

The minutes of the last meeting of the Committee, held on 8 August 2017, were approved as a correct record and signed by the Chairman.

**46. DECLARATIONS OF INTEREST**

Councillor Alexander declared a Non-Pecuniary interest in relation to Planning Application 17/00948/FUL by virtue of the fact he was a local Ward Member and by virtue of the fact that he was pre-determined.

**47. A.1 - PLANNING APPLICATION - 17-00948-FUL - WEST COUNTRY HOUSE  
CHERRY TREE AVENUE CLACTON**

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

Councillor Alexander had earlier declared a Non-Pecuniary interest in relation to Planning Application 17/00948/FUL by virtue of the fact he was a local Ward Member and by virtue of the fact that he was pre-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 Team Leader (SE) in respect of the application.

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

Councillor Alexander, a local Ward Member, spoke against the application and then withdrew from the meeting whilst the Committee considered this item and came to a decision.

Barry May, a local resident, spoke against the application.

Ronald Cross, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Everett and seconded by Councillor V E Guglielmi that consideration of this application be deferred in order to explore how the application might be amended to have less impact on the green gap and the amenities of neighbours, following Officer's advice the motion was withdrawn by Councillor Everett before it was voted on.

Following discussion by the Committee, it was moved by Councillor Hones, seconded by Councillor Bennison and **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:-

- Harm to the green gap and rural character.
- Incongruous urban feature resulting in urbanisation.

**48. A.2 - PLANNING APPLICATION - 17-00976-FUL - LAND ADJOINING IPSWICH ROAD AND WICK LANE ARDLEIGH**

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

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 Head of Planning (CB) in respect of the application.

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

- (1) Twenty seven additional letters of objection which had been received; and
- (2) An additional statement received from the applicant's agent in response to objections.

James Blyth, a local resident, spoke against the application.

Councillor Halsey, representing Ardleigh Parish Council, spoke on the application.

The Chairman informed the Committee that Councillor Stock (the local Ward Member) had been unable to attend the meeting due to other commitments, however, he had confirmed that his views were the same as those of Ardleigh Parish Council.

Following discussion by the Committee, it was moved by Councillor Everett, seconded by Councillor Baker and unanimously **RESOLVED** that consideration of this application be deferred in order to explore the use of the existing access by arranging a meeting on

site with Essex County Council Highways, an Ardleigh Parish Council representative, the Chairman of Tendring District Council's Planning Committee, a Planning Officer and the applicant.

**49. A.3 - PLANNING APPLICATION - 17-01191-FUL - 16 PALLISTER ROAD CLACTON ON SEA**

It was reported that this application had been referred to the Planning Committee as it had been "called-in" by Councillor Honeywood, a local Ward Member.

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 (AL) in respect of the application.

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

- (1) Additional information received from the agent; and
- (2) Consultee response from Pollution and Environmental Control who had no comment to make on the application.

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

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

1. Use in accordance with letter dated 8 August 2017; and
2. Opening Hours (9:00am – 7:00pm Monday - Saturday and 10:00am – 4:00pm Sunday and Bank Holidays).

**50. A.4 - PLANNING APPLICATION - 17-1030-FUL - LAND ADJ LOTUS WAY TAMARISK WAY JAYWICK**

It was reported that this application had been referred to the Committee in accordance with the Council's Constitution as the proposal had been submitted by the Council in relation to Council owned land.

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 Head of Planning (CB) in respect of the application and application A.5 because they had related to the same area of land and except for the matter of layout had the same material planning considerations to deliberate.

An update sheet was circulated to the Committee prior to the meeting with details of one additional condition as recommended by Essex County Council's Archaeologist.

Councillor Watson, a local Ward Member, spoke in support of the application.

Following discussion by the Committee and advice provided by Officers, it was moved by Councillor McWilliams, 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 planning conditions:

1. Standard 3 year time limit for commencement;
2. Development to be in accordance with approved plans;
3. Highways conditions (as recommended by the Highway Authority);
4. Construction management plan;
5. Submission of flood resilience measures;
6. Submission of flood evacuation plan;
7. Minimum floor levels;
8. Removal of permitted development rights to convert garages to living accommodation;
9. Removal of permitted development rights for extensions and outbuildings;
10. Development to be in accordance with the contaminated land assessment;
11. Details of materials (including hard surfacing which must be permeable);
12. Details of surface and foul water drainage arrangements;
13. Landscaping details;
14. Provision of broadband;
15. Development in accordance with Ecology Report recommendations; and
16. Archaeology.

**51. A.5 - PLANNING APPLICATION - 17-1032-FUL - LAND ADJ LOTUS WAY TAMARISK WAY JAYWICK**

It was reported that this application had been referred to the Committee in accordance with the Council's Constitution as the proposal had been submitted by the Council in relation to Council owned land.

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.

The Council's Head of Planning (CB) provided details of the design and layout of the proposed dwellings.

An update sheet was circulated to the Committee prior to the meeting with details of one additional condition as recommended by Essex County Council's Archaeologist.

Following discussion by the Committee and advice provided by Officers, it was moved by Councillor McWilliams, seconded by Councillor V E Guglielmi and **RESOLVED** that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following planning conditions:

1. Standard 3 year time limit for commencement;
2. Development to be in accordance with approved plans;
3. Highways conditions (as recommended by the Highway Authority);
4. Construction management plan;

5. Submission of flood resilience measures;
6. Submission of flood evacuation plan;
7. Minimum floor levels;
8. Removal of permitted development rights to convert garages to living accommodation;
9. Removal of permitted development rights for extensions and outbuildings;
10. Development to be in accordance with the contaminated land assessment;
11. Details of materials (including hard surfacing which must be permeable);
12. Details of surface and foul water drainage arrangements;
13. Landscaping details;
14. Provision of broadband;
15. Development in accordance with Ecology Report recommendations; and
16. Archaeology.

**52. A.6 - PLANNING APPLICATION - 17-01199-FUL - BATH HOUSE MEADOW HALL LANE WALTON**

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

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 Team Leader (SE) in respect of the application.

An update sheet was circulated to the Committee prior to the meeting with details of comments which had been received from the Council's Head of Public Realm.

Councillor Robertson, representing Frinton and Walton Town Council, spoke in support of the application.

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

1. Standard 3 year time limit for commencement;
2. Accordance with approved plans; and
3. Details of any external lighting.

(b) that an informative be sent to the applicant to suggest installation of CCTV.

The meeting was declared closed at 9.20 pm

**Chairman**