

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,  
HELD ON TUESDAY 3 OCTOBER 2017 AT 6.00 PM  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY**

<b>Present:</b>	Councillors White (Chairman), Heaney (Vice-Chairman), Alexander, Baker, Bennison, Cawthron, Everett, Fowler (except minute 57), V E Guglielmi, Hones and McWilliams
<b>Also Present:</b>	Councillors Nicholls (except minutes 57 - 58) and Scott
<b>In Attendance:</b>	Cath Bicknell (Head of Planning), Charlotte Parker (Solicitor - Property, Planning and Governance), Nigel Brown (Communications and Public Relations Manager), Matthew Lang (Planning Officer) and Katie Sullivan (Committee Services Officer)

**53. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Fairley (with Councillor V E Guglielmi substituting).

**54. MINUTES OF THE LAST MEETING**

The minutes of the last meeting of the Committee, held on 6 September 2017, were approved as a correct record and signed by the Chairman.

**55. DECLARATIONS OF INTEREST**

Councillor Heaney declared a Non-Pecuniary interest in relation to Planning Application 16/01927/OUT by virtue of the fact that she was a local Ward Member and also a Parish Councillor for Great Bromley. Councillor Heaney confirmed that although she lived in Great Bromley she did not live near the proposed site.

Councillor Fowler declared a Non-Pecuniary interest in relation to Planning Application 17/01150/DETAIL by virtue of the fact that she was a resident of Mayes Lane, a Trustee of the Harwich Society and that some of the objectors were known to her.

Councillor Scott, present in the public gallery, declared a Non-Pecuniary interest in relation the Planning Application 17/01221/DETAIL by virtue of the fact that he was the local Ward Member and a Parish Councillor for Alresford.

Councillor Nicholls, present in the public gallery, declared a Non-Pecuniary interest in relation the Planning Application 16/01927/OUT by virtue of the fact that he was the local Ward Member and also a Parish Councillor for Great Bromley.

**56. A.1 - PLANNING APPLICATION - 16/01927/OUT - LAND NORTH OF HARWICH ROAD, GREAT BROMLEY, CO7 7UH**

Councillor Heaney had earlier declared a Non-Pecuniary interest in relation to Planning Application 16/01927/OUT by virtue of the fact that she was a local Ward Member and also a Parish Councillor for Great Bromley. Councillor Heaney confirmed that although she lived in Great Bromley she did not live near the proposed site.

Councillor Nicholls, present in the public gallery, had earlier declared a Non-Pecuniary interest in relation the Planning Application 16/01927/OUT by virtue of the fact that he was the local Ward Member and also a Parish Councillor for Great Bromley.

It was reported that this application had been referred to the Planning Committee at the request of Councillor Nicholls, 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 refusal.

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 an amended illustrative street scene plan which had been submitted by the agent.

Parish Councillor Robert Day, representing Great Bromley Parish Council, spoke in support of the application.

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

Tim Snow, the agent on behalf of the applicant, spoke in support of the application.

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

- Outside development boundary/extended development boundary and the Council are now able to demonstrate a 5 year housing supply - contrary to planned approach;
- Environmentally unsustainable due to the harmful urbanisation and erosion of the semi-rural character; and
- Socially unsustainable location with a lack of services.

Councillors Baker, V E Guglielmi, McWilliams and Alexander had requested that it be recorded in the minutes that they had abstained from voting on this item.

**57. A.2 - PLANNING APPLICATION - 17/01150/DETAIL - 21 MAYES LANE, RAMSEY, HARWICH, CO12 5EJ**

Councillor Fowler had earlier declared a non-pecuniary interest in relation to Planning Application 17/01150/DETAIL by virtue of the fact that she was a resident of Mayes Lane, a Trustee of the Harwich Society and that some of the objectors were known to her. Councillor Fowler withdrew from the meeting, whilst the Committee considered the application and reached its decision.

Members recalled that outline planning permission for the alteration of one dwelling and the erection of five dwellings was approved by the Committee on 29 March 2017

(16/02084/OUT). The application now before them was a reserved matters application which Members had requested to review following the approval of the outline application.

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 McWilliams, seconded by Councillor Bennison and unanimously **RESOLVED** (a) that the Head of Planning (or equivalent authorised officer) be authorised to grant planning permission for the development, subject to the following conditions:

1. 3 Year Time limit;
2. Approved Plans; and
3. Submission of Construction Method Statement.

(b) that the following informative be sent to the applicant:

- Preference to connect to mains drainage.

**58. A.3 - PLANNING APPLICATION - 17/01221/DETAIL - BLUE GATES FARM, COLCHESTER MAIN ROAD, ALRESFORD, CO7 8DE**

Councillor Scott, present in the public gallery, had earlier declared a Non-Pecuniary interest in relation the Planning Application 17/01221/DETAIL by virtue of the fact that he was the local Ward Member and a Parish Councillor for Alresford.

Members recalled that outline planning permission for a residential development of up to nine dwellings on this site had been approved by the Committee on 18 May 2016 (16/00305/OUT). The current application before them was a reserved matters application which Members had requested to review following the approval of the outline application.

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.

Councillor Scott, the local Ward Member, spoke on the application.

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

1. Approved Plans;

2. Clearance of vegetation timing;
3. Ecological enhancement scheme;
4. Landscaping management; and
5. Parking spaces/garage provided prior to first occupation.

(b) that the following informative be sent to the applicant:

- Preference to connect to mains drainage; and
- Alresford Parish Council's desire to manage landscaping.

The meeting was declared closed at 7.15 pm

**Chairman**