

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,
HELD ON TUESDAY, 11TH DECEMBER, 2018 AT 6.00 PM
IN THE COUNCIL CHAMBER - COUNCIL CHAMBER**

Present:	Councillors White (Chairman), Alexander, Baker, Bennison, M Brown, Cawthron, Everett, Fowler, VE Guglielmi, Hones and McWilliams
Also Present:	Councillor Michael Bush (except minute 93), Councillor Daniel Land and Councillor Fred Nicholls
In Attendance:	Cath Bicknell (Head of Planning), Graham Nourse (Planning Manager), Charlotte Parker (Solicitor (Property, Planning and Governance)), Susanne Chapman-Ennos (Planning Team Leader) (except minute 93) and Charlotte Cooper (Leadership Support Officer)

86. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Heaney, (with Councillor VE Guglielmi as her substitute)

87. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 13 November 2018, were approved as a correct record and signed by the Chairman.

88. DECLARATIONS OF INTEREST

Councillor Cawthron declared that, with regard to application 17/00790/FUL – Land to the rear of 59 and 61 London Road, Little Clacton, CO16 9RP, he rented an apartment from a property management company, of which the applicant was a senior figure within that company; he had only spoken to the applicant around four times in around the same number of years. However, although this could potentially be a Personal Interest there was no personal relationship and he would therefore participate whilst the Committee deliberated on the application and reached its decision.

Councillor Brown declared as a point of information that, with regard to application 17/00790/FUL – Land to the rear of 59 and 61 London Road, Little Clacton he is a ward councillor for Little Clacton, however he would participate whilst the Committee deliberated the application and reaches its decision.

Councillor VE Guglielmi had not been present when applications 17/01988/FUL – Land to the East of Kirby Road, Great Holland, CO13 OHL, and 18/00678/DETAIL – Land to the South of Station Road, Wrabness, CO11 2TH had originally been before the Committee and could therefore not participate whilst the Committee deliberated and reached its decision on those items.

Councillor Bush (present in the audience) declared, as a point of information that he is the Ward Councillor for application 18/00352/DETAIL – Allotment field adjacent to Great

Oakley Primary School, Beaumont Road, Great Oakley, Essex, CO12 5BA, and that registered to speak on this item as the Ward Councillor

89. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 37

There were no questions submitted on this occasion.

90. A.1-17/01988/FUL - LAND TO THE EAST OF KIRBY ROAD, GREAT HOLLAND, CO13 OHL

Councillor VE Guglielmi had not been present when application 17/01988/FUL- Land to the East of Kirby Road Great Holland, CO13 OHL, had first been before the Committee and therefore did not take part in the Committee's discussion and decision-making on this application.

Members recalled that this application had originally been before the Committee at its meeting held on 16 October 2018, when the application had been deferred in order for more information to be obtained on: Street Scene, Site Layout (including but not limited to the West boundary treatment), Waste Bins, Car Parking and Drainage Details.

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 (SC-E) in respect of the application.

Following discussion by the Committee, 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:

a) The completion of a legal agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) within 6 months of the date of the Committee's resolution to approve, dealing with the following matters:

1. Affordable Housing – On-site Council Housing/Affordable Housing (the quantum and tenure to be agreed by the Head of Planning following the satisfactory completion of viability testing);

2. Public amenity areas - To be transferred to a Management Company and laid out before transfer;

b) Planning conditions in accordance with those set out in (i) below (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning (or the equivalent authorised officer) in their discretion considers appropriate):

(i) Conditions:

1. Standard 3 year time limit for implementation.

2. Development to be carried out in accordance with the approved plans.
3. The development to be occupied by over 55's only.
4. Samples/details of external finishing and surface materials to be submitted.
5. Details of Boundary treatments to be installed to be submitted.
6. Access drive to be constructed as a shared use route measuring no less than 6 metres in width.
7. Provision of a 500mm wide overhang strip adjacent to the carriageway.
8. No unbound material to be used within 6m of the highway;
9. No discharge of surface water onto the highway;
10. Parking and turning facilities to be provided prior to occupation of dwellings: spaces and garages to meet ECC standards;
11. Residential Travel Information Pack for sustainable transport to be provided for each dwelling on occupation.
12. Construction Method Statement to submitted and be adhered to throughout the construction period, to provide for:
 - i. Safe access to/from the site
 - ii. The parking of vehicles of site operatives and visitors
 - iii. Loading and unloading of plant and materials
 - iv. Storage of plant and materials used in constructing the development
 - v. Wheel and underbody washing facilities
 - vi. The erection and maintenance of security hoarding
 - vii. Measures to control the emission of dust and dirt during construction
 - viii. A scheme for recycling/disposing of waste resulting from construction
 - ix. Delivery and construction working hours
 - x. Site lighting
 - xi. Scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution.
13. Submission and implementation of a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context prior to the commencement of the development.
14. Submission and implementation of a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies prior to the commencement of the development of each phase.
15. Submission and implementation of a foul water strategy prior to commencement of development.

16. Submission of contaminated land/remediation survey and report.
17. No piling to be undertaken without prior written agreement.
18. Submission of noise and odour mitigation (if necessary) in respect of the sewage pumping station.
19. External lighting scheme, to minimise light pollution and impact upon bats.
20. Submission of a Construction Environmental Management Plan, to manage the effects of site clearance and construction operations on the natural environment.
21. All trees and hedgerows to be retained to be protected in accordance with BS5837, unless otherwise agreed.
22. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details to be carried out during the first planting and seeding season (October - March inclusive).
23. Submission of a Landscape and Ecology Management Plan to specify how areas of green space to be managed, including measures to create new habitats, as well as general biodiversity enhancement and safeguarding protected species, to include ecological enhancement measures as set out in section 10 of the Preliminary Ecological Appraisal.
24. Vegetation clearance to take place outside of the bird nesting period (i.e. outside of March to August inclusive), or failing that following confirmation by a suitably qualified ecologist that nesting birds are absent from the habitats to be cleared.

91. A.2 - 18/00678/DETAIL - LAND SOUTH OF STATION ROAD, WRABNESS, CO11 2TH

Councillor V E Guglielmi had not been present when application 18/00678/DETAIL – Land to the South of Station Road, Wrabness, CO11 2TH had first been before the Committee and therefore did not participate whilst the Committee deliberated and reached its decision on this item.

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 (SC-E) in respect of the application.

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

Additional comments received from Wrabness Parish Council.

Following discussion by the Committee, it was moved by Councillor Bennison, seconded by Councillor McWilliams 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. In accordance with the approved plans
2. Any new or proposed boundary hedge shall be planted a minimum of 1m back from the highway boundary and 1m behind any visibility splays which shall be maintained clear of the limits of the highway or visibility splays thereafter.
3. Removal of permitted development rights for loft conversions
4. Officers securing a garage for the affordable dwelling

92. A.3-18/00352/DETAIL- ALLOTMENT FIELD ADJACENT TO GREAT OAKELY PRIMARY SCHOOL, BEAUMONT ROAD, GREAT OAKLEY, ESSEX CO12 5BA

Councillor Bush (present in the audience) had earlier in the meeting declared as a point of information that he was the Ward Councillor for this 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 Team Leader (SC-E) in respect of the application.

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

Further comments received from Great Oakley Parish Council and the Officer response thereto.

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

Bob Tomlinson, 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 Cawthron to defer the application. However, following further discussion by the Committee, Councillor Everett and Councillor Cawthron withdrew the motion.

Following further discussion by the Committee 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 conditions:

Conditions;

1. Development to be carried out in accordance with the approved plans.
2. Adherence to Plot level Exterior Finish Materials and Colours schedule.

3. Each vehicular parking space to have minimum dimensions of 2.9 metres x 5.5 metres.
4. Laying out of parking and turning areas prior to occupation of dwelling/s that they would serve.
5. The recommendations made in the Arboricultural Method Statement (AMS) and shown on the Tree Protection Plan to be adhered to during construction.
6. Conditions relating to waste collection and street lighting

93. A.4 - 17/00790/FUL - LAND TO THE REAR OF 59 AND 61 LONDON ROAD, LITTLE CLACTON, CO16 9RP

Councillor Cawthron had earlier in the meeting declared, as a point of information, he rented an apartment from a property management company, of which the applicant was a senior figure within that company; he had only spoken to the applicant around four times in around the same number of years. However, as there was no personal relationship he would participate whilst the Committee deliberated and reaches its decision on this application.

Councillor Brown had earlier in the meeting declared, as a point of information, that, he was the ward councillor for Little Clacton, however he would participate whilst the Committee deliberated and reaches its decision on this 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 Manager (GN) in respect of the application.

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

Four additional objections which had been received and the Officer responses thereto.

Ronald Cross, a member of the public, spoke against the application.

Parish Councillor John Cutting, representing Little Clacton Parish Council, spoke against the application.

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

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

- a) Within 6 (six) months of the date of the Committee's resolution to approve, the completion of a legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990 dealing with the following matters (where relevant):
 - Public Open Space Contribution;
 - Viability Review Mechanism

- b) Planning conditions in accordance with those set out in (i) below (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning (or the equivalent authorised officer) in their discretion considers appropriate):
- (i) Conditions:**
1. Standard 3 year time limit for commencement
 2. Accordance with approved plans
 3. Details of construction materials.
 4. Visibility splays on upgrade Stonehall Drive junction with London Road
 5. Parking and turning areas provided prior to occupation
 6. No unbound material in first 6m of access
 7. Vehicular access/Stonehall Drive specification (5.5m width access, 2x2m wide footways, pedestrian crossing facilities and kerb radii measuring 10.5)
 8. Private drive width of 6m
 9. Details of estate road construction
 10. Timings of estate road/carriageway provision
 11. Residential travel packs
 12. Compliance with contamination report
 13. Hard and soft landscaping plan/implementation
 14. Soft landscaping maintenance plan
 15. Construction method statement (including working hours, dust suppression, parking of construction vehicles and timings/access arrangements for Stonehall Drive upgrade).
 16. Details of boundary treatments
 17. Ecological mitigation measures
 18. Ecological enhancement measure
 19. Four conditions as required by ECC Suds
- c) That the Head of Planning (or the equivalent authorised officer) be authorised to refuse planning permission in the event that such legal agreement has not been completed within the period of 6 (six) months, as the requirements necessary to make the development acceptable in planning terms had not been secured through a Section 106 planning obligation.

The meeting was declared closed at 8.15 pm

Chairman