

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,
HELD ON TUESDAY, 8TH JUNE, 2021 AT 6.00 PM
IN THE PRINCES THEATRE - TOWN HALL, STATION ROAD, CLACTON-ON-SEA,
CO15 1SE**

Present:	Councillors White (Chairman), Bray (Vice-Chairman), Alexander, Baker, Casey, Codling, Fowler, Harris and Placey
Also Present:	Councillors Baker and M E Stephenson
In Attendance:	Lisa Hastings (Assistant Director (Governance)), Joanne Fisher (Planning Solicitor), Graham Nourse (Assistant Director (Planning)), Trevor Faulkner (Planning Officer), Susanne Chapman-Ennos (Planning Team Leader), Emma Haward (Leadership Support Officer), Keith Durran (Committee Services Officer).

118. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence.

119. MINUTES OF THE LAST MEETING

It was moved by Councillor Bray, seconded by Councillor Alexander and **RESOLVED** that the minutes of the last meeting of the Committee held on 13 April 2021 be approved as a correct record.

120. DECLARATIONS OF INTEREST

Councillor Baker declared a non-pecuniary interest in **Planning Applications 20/01416/DETAIL AND 21/00042/DISCON – LAND NORTHWEST OF SLADBURYS LANE CLACTON ON SEA ESSEX CO15 6NU** due to being the Ward Member. He stated that he was also pre-determined and that therefore he would not participate in the Committee's decisions on those applications.

121. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

There were none on this occasion.

122. A.1 & 2 PLANNING APPLICATION - 20/01416/DETAIL AND 21/00042/DISCON - LAND NORTHWEST OF SLADBURYS LANE CLACTON ON SEA ESSEX CO15 6NU

Councillor Baker had earlier in the meeting declared a non-pecuniary interest in **Planning Applications 20/01416/DETAIL AND 21/00042/DISCON – LAND NORTHWEST OF SLADBURYS LANE CLACTON ON SEA ESSEX CO15 6NU** due to being the Ward Member. He had also stated that he was pre-determined and therefore he did not participate in the Committee's discussion and decisions on these applications.

It was reported that this application had been referred to Committee for a decision by Councillor M E Stephenson for the following reasons:

- Several garden sizes amongst the many plots did not comply with Policy in that they were too small

- Only 1 bungalow was to be made wheelchair adaptable – it should have been all of them
- The SUDs report did not mitigate for the flood risk that was possible

Members were informed that the site was on the north-eastern edge of Clacton, it was divided into two fields by a line of trees and existing vegetation. To the north of the site beyond an agricultural field was the Colchester to Clacton railway line. To the east and south of the site were the residential properties of Sladbury's Lane and the Happy Valley Bowls and Tennis Club.

The Committee was made aware that the current principal application sought approval of the reserved matters (access, appearance, landscaping, layout and scale) relating to outline planning permission 15/01351/OUT, which had been allowed at appeal, for the erection of up to 132 dwellings and open space, including provision for a new sports field, new vehicular access and access via Sladbury's Lane. This application included details of access, appearance, landscape, layout and scale which had not been included as part of the outline application.

As established through the granting of outline application 15/01351/OUT, at appeal, the principle of residential development for up to 132 dwellings on this site was considered to be acceptable by Officers. The appeal decision had also dealt with matters of impact on protected species, biodiversity and flood risk.

The detailed design, layout, access, landscaping and scale were also considered acceptable by Officers. The proposal would result in no material harm to residential amenity or highway safety.

The flood risk details submitted in the form of a SuDS Design and Management Report were also considered sufficient by Officers to discharge condition No. 10 (Surface Water) of Planning Application 15/01351/OUT approved on appeal APP/P1560/W/17/3169220.

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 subject to an agreement under the provisions of section 106 of the Town and Country Planning Act 1990.

At the meeting, an oral presentation was made 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:

- A letter from the Planning Agent.
- A letter of objection from Councillor Baker.

Andy Rollings, a local resident, spoke against the application.

Councillor M E Stephenson, who had "called-in" the application, spoke against the application.

Councillor Baker, the Ward Member, spoke against the application.

Matters raised by a Committee member:-	Officer's response thereto:-
A member of the Committee asked who owned Picker's Ditch.	The Planning Officer confirmed that the Environment Agency owned the area however, Essex County Council managed the drainage issues.
How many bungalows have disabled access?	The Planning Officer confirmed that two bungalows have disabled access plans.
A Councillor asked if there was evidence around the flood risk in the area to support the residents' concerns.	The Planning Officer confirmed that no research had been undertaken due to the responsibility of the ditch lying with the Environment Agency.
Have contamination surveys been undertaken?	No such surveys had been undertaken.
Was a Transport Assessment completed on the junction of the application site?	No objection had been received from Essex County Council with regards to traffic management.
Will electric car charging points be installed?	The proposal did not include electric car-charging points.
Will there be a speed limit in the development?	The application required further information regarding speed restrictions.

Following discussion by the Committee, it was moved by Councillor Bray, seconded by Councillor Alexander and unanimously **RESOLVED** that application **20/01416/DETAIL** be deferred on the following grounds:-

- Amendments to the layout to ensure that all dwelling comply with the Council's adopted minimum Private Amenity Standards;
- No more than 10 dwelling affordable housing clusters;
- Clarification on Housing Standards in terms of Accessibility/Adaptability;
- And further clarification to be sought from Essex County Council SUDS and Environment Agency on surge water drainage and flood risks from the development.

Following discussion by the Committee, it was moved by Councillor Bray, seconded by Councillor Alexander and unanimously **RESOLVED** that application **21/00042/DISCON** also be deferred on the grounds listed above.

123. A.3 PLANNING APPLICATION - 21/00286/FUL - 11 STANDLEY ROAD WALTON ON THE NAZE CO14 8PT

The application was before Members as Tendring District Council was the applicant.

Members were informed that the proposed extension would be located to the rear of the property and would be largely shielded from the street scene by the existing dwelling. The extension was of a two storey nature and was considered to be of a size and scale appropriate to the existing dwelling with the application site retaining adequate private amenity space. The use of matching materials would blend the development with the host dwelling and was not thought by Officers to have any significant adverse effect on visual amenity.

The proposed rear extension would not result in any significant loss of light or undue loss of privacy to the adjacent neighbouring dwellings and was considered by Officers to be acceptable in terms of residential amenities.

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 (TF) in respect of the application.

Emma Picking, Senior Building & Maintenance Surveyor spoke on behalf of Tendring District Council’s application.

Matters raised by a Committee member:-	Officer’s response thereto:-
A member of the Committee suggested a recommendation for the property to have renewable energy.	
Are there parking facilities for charging points?	There was a grass area in front of the property however, there was potential for a charging point. The Planning Officer advised that a condition or informative was a good course of action.

Following discussion by the Committee, it was moved by Councillor Alexander, seconded by Councillor Baker and unanimously **RESOLVED** that the Assistant Director (Planning) be authorised to grant planning permission for the development, subject to the following conditions and informative:

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number A2020-50-02.

Reason – For the avoidance of doubt and in the interests of proper planning.

Informative:

In 2019, the Council declared a climate emergency, committing it to the preparation of an action plan with the aim of making its own activities carbon neutral by 2030 and acting as a community leader to encourage communities and developers to reduce carbon emissions and tackling climate change. Accordingly, the applicant requested to use best endeavours to consider the potential for the use of a range of renewable energy solutions and measures to be incorporated into the design, layout and

construction aimed at maximising energy efficiency and the use of renewable energy. These measures could include the use of the following:

Triple Glazing; Solar Roof Panels or Solar Tiles; Air Source Heating Systems; Ground Source Heating Systems; Super Insulation (walls and loft void); Rainwater Capture Systems; Electric Vehicle Rapid Charging Points; Superfast Broadband and a flexible space within each home to enable home working and a reduction in the need to travel; Mechanical Heat Recovery Ventilation; Solar Thermal Systems; Solar and Battery Storage Systems; and any other newer or alternative technologies and measures aimed at maximising energy efficiency and the use of renewable energy.

The meeting was declared closed at 7.28 pm

Chairman