



## PLANNING COMMITTEE

**DATE:** Tuesday, 21 December 2021  
**TIME:** 6.00 pm  
**VENUE:** Committee Room - Town Hall,  
Station Road, Clacton-on-Sea, CO15  
1SE

### MEMBERSHIP:

Councillor White(Chairman)  
Councillor Bray(Vice-Chairman)  
Councillor Alexander  
Councillor Baker  
Councillor Casey

Councillor Codling  
Councillor Fowler  
Councillor Harris  
Councillor Placey

Most Council meetings are open to the public and press. The space for the public and press will be made available on a first come first served basis. The meeting will normally be live streamed and the link to this is available at [www.tendringdc.gov.uk/livemeetings](http://www.tendringdc.gov.uk/livemeetings).

Those attending the meeting may therefore be filmed. After the meeting the recording of the live stream will normally be available using the same link. Agendas and Minutes are published on the Council's website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk).

Agendas are available to view five working days prior to the meeting date and the Council aims to publish Minutes within five working days of the meeting. Meeting papers can be provided, on request, in large print, in Braille, or on disc, tape, or in other languages. For further details and general enquiries about this meeting, contact Keith Durran Email: [democraticservices@tendringdc.gov.uk](mailto:democraticservices@tendringdc.gov.uk) or Telephone on 01255 686585.

DATE OF PUBLICATION: Monday, 13 December 2021

## AGENDA

### 1 **Apologies for Absence and Substitutions**

The Committee is asked to note any apologies for absence and substitutions received from Members.

### 2 **Minutes of the Last Meeting (Pages 1 - 16)**

To confirm and sign as a correct record, the minutes of the meeting of the Committee, held on Tuesday 7 December 2021.

### 3 **Declarations of Interest**

Councillors are invited to declare any Disclosable Pecuniary Interests or Personal Interest, and the nature of it, in relation to any item on the agenda.

### 4 **Questions on Notice pursuant to Council Procedure Rule 38**

Subject to providing two working days' notice, a Member of the Committee may ask the Chairman of the Committee a question on any matter in relation to which the Council has powers or duties which affect the Tendring District **and** which falls within the terms of reference of the Committee.

### 5 **A.1 PLANNING APPLICATION – 21/01257/OUT - LAND TO THE SOUTH OF WEELEY ROAD AND TO THE EAST OF BIRCH AVENUE AND PINE CLOSE GREAT BENTLEY (Pages 17 - 46)**

This application is referred to Planning Committee at the request of the Assistant Director of Planning as the original outline application 17/01881/OUT was refused by the Local Planning Authority and the decision was overturned by the Planning Inspectorate. Within that appeal decision the Planning Inspector included a Planning Condition (no 12) that ensured the 'link' to Birch Avenue from the host site would be 3m wide and a pedestrian and cycle link.

The current application seeks vary condition 12 of application 17/01881/OUT (allowed on appeal APP/P1560/W/19/3231554) to remove the reference within condition 12 which requires the pedestrian/cycle link between the site and Birch Avenue to be 3 metres in width and also allowing for this link between the site and Birch Avenue to be a pedestrian link only. This is because the applicant has discovered there is not 3m between 74 Birch Avenue and 76 Birch Avenue to construct such a link.

### 6 **A.2 PLANNING APPLICATION - 21/00977/DETAIL - LAND TO THE SOUTH OF WEELEY ROAD AND TO THE EAST OF BIRCH AVENUE AND PINE CLOSE GREAT BENTLEY (Pages 47 - 102)**

This application is referred to Planning Committee at the request of the Assistant Director of Planning as the original outline application was refused by the Local Planning Authority and the decision was overturned by the Planning Inspectorate.

The current application seeks approval of the reserved matters relating to outline planning permission 17/0881/OUT, which granted planning permission for the erection of up to 136 dwellings with access from Weeley Road, informal recreation space, a local area of play and associated development. This application includes details of appearance, landscaping, access, layout and scale which were not included as part of the outline.

**7 A.3 PLANNING APPLICATION - 21/00978/FUL - LAND TO THE SOUTH OF WEELEY ROAD GREAT BENTLEY (Pages 103 - 140)**

This application is referred to Planning Committee at the request of the Assistant Director of Planning as the original outline application was refused by the Local Planning Authority and the decision was overturned by the Planning Inspectorate.

The current application seeks approval of the engineering operations required in support of application for Reserved Matters submitted on adjacent land Ref: 21/00977/DETAIL (136 dwellings) including attenuation basin, public footpath, access visibility and construction access.

**8 A.4 PLANNING APPLICATION - 21/01490/VOC - LAND ADJACENT 2 WIVENHOE ROAD ALRESFORD CO7 8AD (Pages 141 - 152)**

This application has been referred to Planning committee as one of the landowners is an employee of Tendring District Council.

The application seeks planning permission for the variation of condition 2 of application 19/01261/FUL to allow for design amendments to plots 2 and 3.

**9 A.5 PLANNING APPLICATION - 21/01992/FULHH - 1 MYRTLE COTTAGES THORPE ROAD WEELEY CLACTON ON SEA CO16 9JL (Pages 153 - 160)**

The application is before Members as the applicant is a member of staff employed by Tendring District Council.

The proposed extension will be located to the rear of the property and will be shielded from the streetscene by the existing dwelling and garage. The extension is of a single storey nature and is considered to be of a size and scale appropriate to the existing dwelling with the application site retaining adequate private amenity space. The proposal does include the use of differing materials, however due to its rearward location and the variety of materials within the locale, the use of such is considered acceptable in this instance.

### **Date of the Next Scheduled Meeting**

*The next scheduled meeting of the Planning Committee is to be held in the Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE at 6.00 pm on Tuesday, 18 January 2022.*

## **Information for Visitors**

### **FIRE EVACUATION PROCEDURE**

There is no alarm test scheduled for this meeting. In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the hall and follow the exit signs out of the building.

Please heed the instructions given by any member of staff and they will assist you in leaving the building and direct you to the assembly point.

Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

Your calmness and assistance is greatly appreciated.