Public Document Pack

Tendring District Council

IAN DAVIDSON, CHIEF EXECUTIVE, TOWN HALL, STATION ROAD, CLACTON-ON-SEA, ESSEX, CO15 1SE. TELEPHONE (01255) 686868

AGENDA

PLANNING COMMITTEE

DATE:	**Thursday, 26 November 2026**
TIME:	**5.00 pm**
VENUE:	**Town Hall, Station Road, Clacton-on-Sea, CO15 1SE**

MEMBERSHIP:

Councillor Fowler (Chairman)
Councillor White (Vice-Chairman)
Councillor Alexander
Councillor Codling
Councillor Goldman
Councillor Keteca
Councillor Land
Councillor Sudra
Councillor Wiggins

Chief Executive
Ian Davidson

www.tendringdc.gov.uk
Minicom: 01255 475566

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. 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.

This meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for up to four years (the Council retains three full years of recordings and the relevant proportion of the current Municipal Year). The Council will seek to avoid/minimise footage of members of the public in attendance at, or participating in the meeting. In addition, the Council is obliged by law to allow members of the public to take photographs, film, audio-record, and report on the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

If you have any queries regarding webcasting or the recording of meetings by the public, please contact Democratic Services on (01255) 686584 / 686585 or email democraticservices@tendringdc.gov.uk.

DATE OF PUBLICATION: Friday, 13 November 2026

AGENDA

1 Apologies for Absence and Substitutions

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

2 Minutes (Pages 9 - 28)

To confirm and sign as correct records, the minutes of the meetings of the Committee, held on Tuesday 29 September and Wednesday 14 October 2026.

3 Declarations of Interest

Councillors are invited to declare any Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests, 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 Report of the Corporate Director (Planning & Community) - A.1 - Planning Application 26/01057/FUL - The Lifeboat House, The Parade, Walton-on-the-Naze, CO14 8EA (Pages 29 - 48)

Erection of a single-storey boathouse for a D-Class lifeboat and tractor.

The application relates to Council-owned land and, following triage by the Chairman of the Planning Committee and the Council's Head of Planning & Building Control, it has been referred to the Planning Committee for its determination.

6 Report of the Corporate Director (Planning & Community) - A.2 - Planning Application 26/01058/ADV - The Lifeboat House, The Parade, Walton-on-the-Naze, CO14 8EA (Pages 49 - 58)

Advertisement Consent is sought for signage associated with the erection of a single-storey boathouse for a D-Class lifeboat and tractor.

The application relates to Council-owned land and, following triage by the Chairman of the Planning Committee and the Council's Head of Planning & Building Control, it has been referred to the Planning Committee for its determination.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Planning Committee is to be held in the Town Hall, Station Road, Clacton-on-Sea, CO15 1SE at 5.00 pm on Tuesday, 15 December 2026.

INFORMATION FOR VISITORS

PUBLIC ATTENDANCE AT PLANNING COMMITTEE MEETINGS

Welcome to this evening's meeting of Tendring District Council's Planning Committee.

This is an open meeting which members of the public can attend to see Councillors debating and transacting the business of the Council. However, please be aware that, unless you have registered to speak under the Public Speaking Scheme, members of the public are not entitled to make any comment or take part in the meeting. You are also asked to behave in a respectful manner at all times during these meetings.

Members of the public do have the right to film or record Committee meetings subject to the provisions set out below:-

Rights of members of the public to film and record meetings

Under The Openness of Local Government Bodies Regulations 2014, which came into effect on 6 August 2014, any person is permitted to film or record any meeting of the Council, a Committee, Sub-Committee or the Cabinet, unless the public have been excluded from the meeting for the consideration of exempt or confidential business.

Members of the public also have the right to report meetings using social media (including blogging or tweeting).

The Council will provide reasonable facilities to facilitate reporting.

Public Behaviour

Any person exercising the rights set out above must not disrupt proceedings. Examples of what will be regarded as disruptive, include, but are not limited to:

(1) Moving outside the area designated for the public;

(2) Making excessive noise;

(3) Intrusive lighting/flash; or

(4) Asking a Councillor to repeat a statement.

In addition, members of the public or the public gallery should **not** be filmed as this could infringe on an individual's right to privacy, if their prior permission has not been obtained.

Any person considered being disruptive or filming the public will be requested to cease doing so by the Chairman of the meeting and may be asked to leave the meeting. A refusal by the member of the public concerned will lead to the Police being called to intervene.

Filming by the Council This meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for up to four years (the Council retains three full years of recordings and the relevant proportion of the

current Municipal Year). The Council will seek to avoid/minimise footage of members of the public in attendance at, or participating in, the meeting.

Tendring District Council

PLANNING COMMITTEE MEETINGS
PUBLIC SPEAKING SCHEME
March 2021

This Public Speaking Scheme is made pursuant to Council Procedure Rule 40 and gives the opportunity for a member of the public and other parties identified below to speak to Tendring District Council's Planning Committee when they are deciding a planning application.

TO WHICH MEETINGS DOES THIS SCHEME APPLY?

Public meetings of the Council's Planning Committee are normally held every 4 weeks at 5.00 pm in the Committee Room at the Town Hall, Station Road, Clacton-on-Sea CO15 1SE.

WHO CAN SPEAK & TIME PERMITTED? All speakers must be aged 18 or over:

1. The applicant, his agent or representative; or (where applicable) one person the subject of the potential enforcement action or directly affected by the potential confirmation of a tree preservation order, his agent or representative. A maximum of 3 minutes to speak is allowed;

2. One member of the public who wishes to comment on or to speak in favour of the application or someone who produces a signed, written authority to speak on their behalf. A maximum of 3 minutes to speak is allowed;

3. One member of the public who wishes to comment on or speak against the application or someone who produces a signed, written authority to speak on their behalf. A maximum of 3 minutes to speak is allowed;

4. Where the proposed development is in the area of a Parish or Town Council, one Parish or Town Council representative. A maximum of 3 minutes to speak is allowed;

5. All District Councillors for the ward where the development is situated ("ward member") or (if the ward member is unable to attend the meeting) a District Councillor appointed in writing by the ward member. Member(s) of adjacent wards or wards impacted by the proposed development may also speak with the

agreement of the Chairman. Permission for District Councillors to speak is subject to the Council's Code of Conduct and the declarations of interest provisions will apply. A maximum of 5 minutes to speak is allowed;

In accordance, with Council Procedure Rule 36.1, this Public Speaking Scheme takes precedence, and no other Member shall be entitled to address or speak to the Planning Committee under Rule 36.1; and

6. A member of the Council's Cabinet may also be permitted to speak on any application but only if the proposed development has a direct impact on the portfolio for which the Cabinet member is responsible. The Leader of the Council must approve the Cabinet Member making representations to the Planning Committee. A maximum of 3 minutes is allowed.

Any one speaking as a Parish/Town Council representative may be requested to produce written evidence of their authority to do so, by the District Council's Democratic Services Officer (DSO). This evidence may be an official Minute, copy of standing orders (or equivalent) or a signed letter from the Clerk to the Parish/Town Council and must be shown to the DSO before the beginning of the Planning Committee meeting concerned.

No speaker, (with the exception of Ward Members, who are limited to 5 minutes) may speak for more than 3 minutes on any agenda items associated with applications (such as a planning application and an associated listed building consent application). Speakers may not be questioned at the meeting, nor can any public speaker question other speakers, Councillors or Officers. Speakers are not permitted to introduce any photograph, drawing or written material, including slide or other presentations, as part of their public speaking.

All Committee meetings of Tendring District Council are chaired by the Chairman or, in their absence, the Vice-Chairman whose responsibility is to preside over meetings of the Council so that its business can be carried out efficiently and with regard to the rights of Councillors and the interests of the community. The Chairman of the Planning Committee, therefore, has authority to use their discretion when applying the Public Speaking Scheme to comply with this duty.

WHICH MATTERS ARE COVERED BY THIS SCHEME?

Applications for planning permission, reserved matters approval, listed building consent, conservation area consent, advertisement consent, hazardous substances consent, proposed or potential enforcement action and the proposed or potential confirmation of any tree preservation order, where these are the subject of public reports to the Planning Committee meeting.

HOW CAN I FIND OUT WHEN A MATTER WILL BE CONSIDERED?

In addition to the publication of agendas with written reports, the dates and times of the Planning Committee meetings are shown on the Council's website. It should be noted that some applications may be withdrawn by the applicant at short notice and others may be deferred because of new information or for procedural reasons. This means that deferral takes place shortly before or during the Planning Committee meeting and you will not be able to speak at that meeting but will be able to do so at the meeting when the application is next considered by the Planning Committee.

DO I HAVE TO ATTEND THE PLANNING COMMITTEE MEETING TO MAKE THE COMMITTEE AWARE OF MY VIEWS?

No. If you have made written representations, their substance will be taken into account and the Committee report, which is available to all Planning Committee Councillors, will contain a summary of the representations received.

HOW DO I ARRANGE TO SPEAK AT THE MEETING?

You can:-

Telephone the Democratic Services Officer ("DSO") (01255 686584 or 686585) during normal working hours on any weekday after the reports and agenda have been published; or

Email: democraticservices@tendringdc.gov.uk.

OR

On the day of the Planning Committee meeting, you can arrive in the Committee Room in the Town Hall at least 15 minutes before the beginning of the meeting (meetings normally begin at 5.00pm) and speak to the DSO.

If more than one person wants to speak who is eligible under a particular category (e.g. a member of the public within the description set out in numbered paragraphs 2 or 3 above), the right to speak under that category will be on a "first come, first served" basis.

Indicating to the Chairman at a site visit that you wish to speak on an item is **NOT** formal notification or registration to speak; this must be made via the Democratic Services Officer in the manner set out above.

WHAT WILL HAPPEN WHEN THE MATTER CONCERNED IS CONSIDERED?

- Planning Officer presents officer report
- Public speaking takes place in the order set out above under the heading "WHO CAN SPEAK?"
- Officer(s) may respond on factual issues arising from public speaking and may sum up the key policies and material planning considerations relevant to the application
- Committee Members may ask Officers relevant questions and will debate, move motions and vote

Normally, the Committee will determine the matter, but sometimes the Councillors will decide to defer determination, in order to allow officers to seek further information about a particular planning issue. If a matter is deferred after the public speaking, the Committee will not hear public speaking for a second time, unless there has been a substantial material change in the application which requires representations to be made. The Executive Summary section of the Planning Committee Report should identify whether public speaking is going to be permitted on an application being reconsidered after deferral. If there is an update since the Report was published, the Council's website will confirm this information.

WHAT SHOULD I SAY AT THE MEETING?

Please be straightforward and concise and try to keep your comments to planning matters which are directly relevant to the application or matter concerned. Planning matters may include things such as planning policy, previous decisions of the Council on the same site or in similar circumstances, design, appearance, layout, effects on amenity, overlooking, loss of light, overshadowing, loss of privacy, noise or smell nuisance, impact on trees, listed buildings or highway safety.

Matters such as the following are not relevant planning matters, namely the effect of the development on property value(s), loss of view, personality or motive of the applicant, covenants, private rights or easements and boundary or access disputes.

Please be courteous and do not make personal remarks. You may wish to come to the meeting with a written statement of exactly what you want to say or read out, having checked beforehand that it will not overrun the 3 minutes allowed.

WHO DO I CONTACT FOR MORE INFORMATION?

The Council's website will help you, and you can also contact the relevant planning Case Officer for the matter. The name of the Officer is on the acknowledgement of the application or in the correspondence we have sent you.

Tendring District Council, Planning Services,
Town Hall, Station Road, CLACTON-ON-SEA, Essex CO15 1SE
Tel: 01255 686161
Email: planningservices@tendringdc.gov.uk Web: www.tendringdc.gov.uk

It always helps to save time if you can quote the planning application reference number.

As approved at the meeting of the Full Council held on 16 March 2021

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE, HELD ON TUESDAY, 29TH SEPTEMBER, 2026 AT 5.00 PM IN THE COMMITTEE ROOM, TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE

Present:	Councillors Fowler (Chairman), White (Vice-Chairman), Alexander, Codling, Goldman, Sudra and Wiggins (except item 29)
Also Present:	Councillors Griffiths (except items 29 - 31) and Scott (except item 31)
In Attendance:	Gary Guiver (Corporate Director (Planning & Community)), John Pateman-Gee (Head of Planning & Building Control), Ian Ford (Democratic Services Manager), Joanne Fisher (Planning Solicitor & Acting Legal Services Manager), Alison Newland (Planning Manager (DM)) (except items 30 & 31), Amy Lang (Principal Planning Officer), Alison Pope (Planning Officer) (except items 29 - 31), Charlotte Cooper (Planning Officer) (except item 31) and Katie Moss (Democratic Services Officer)
Also in Attendance:	Lee Heley (Corporate Director (Place and Wellbeing) & Deputy Chief Executive) and Chad Nugent (Project Delivery Unit Communications Lead)

23. CHANGE IN MEMBERSHIP OF THE COMMITTEE

The Democratic Services Manager (Ian Ford) informed the Committee that, on 25 September 2026, in accordance with the expressed wishes of the Leader of the Reform UK Group, and the authority delegated to him, the Chief Executive had appointed Councillor Aimee Keteca to serve on the Planning Committee in place of Councillor Jeff Bray.

Councillor Keteca had not yet been able to receive the required mandatory training and therefore was unable to sit as a member of the Committee at the present time.

24. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillor Land (with no substitution).

25. MINUTES OF THE LAST MEETING

It was moved by Councillor Alexander, seconded by Councillor Sudra and:-

RESOLVED that the minutes of the last meeting of the Committee, held on Thursday 3 September 2026, be approved as a correct record and be signed by the Chairman.

26. DECLARATIONS OF INTEREST

Councillor Wiggins declared an interest, in relation to Planning Application 26/00287/OUT – Land to north of Colchester Road, Elmstead, CO7 7EF, in that she was one of the Ward Members and she was pre-determined. She therefore would not sit as

a member of the Committee for this item but would retire from the room whilst this application was determined.

Councillor Wiggins also declared for the public record, in relation to Planning Application 26/00874/PIP – Land east of 3 Orchard View, Wivenhoe Road, Alresford, CO7 8BD that she was one of the Ward Members for the application and confirmed that she was not pre-determined on this application.

Councillor Scott, who was present in the public gallery, declared for the public record, in relation to Planning Application 26/00287/OUT – Land to north of Colchester Road, Elmstead, CO7 7EF, that he was one of the Ward Members for the application.

Councillor Scott also declared for the public record, in relation to Planning Application 26/00874/PIP – Land east of 3 Orchard View, Wivenhoe Road, Alresford, CO7 8BD that he was one of the Ward Members for the application.

Councillor Alexander declared for the public record, in relation to Planning Application 26/00727/FUL – Car Park, Hastings Avenue, Clacton-on-Sea, CO15 1AW that he was one of the Ward Members for the application and confirmed that he was not pre-determined on this application.

In response to a query from Councillor Wiggins, the Planning Solicitor confirmed that Members did not need to declare an interest on those planning applications where the Council was either the applicant or the landowner and that the Planning Committee was duly authorised to determine such applications.

27. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

No questions on notice pursuant to Council Procedure Rule 38 had been submitted for this meeting.

28. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.4 - PLANNING APPLICATION 26/00727/FUL - CAR PARK, HASTINGS AVENUE, CLACTON-ON-SEA, CO15 1AW

Earlier on in the meeting, as detailed under minute 26 above, Councillor Alexander had declared for the public record, in relation to this application that he was one of the Ward Members, and he had confirmed that he was not pre-determined on this application.

The Committee was informed that this application sought planning permission for a temporary boat hall for a period of seven years to accommodate the RNLI's Shannon-class lifeboat and associated launch tractor. The existing lifeboat station could not accommodate the vessel due to the size and configuration of the current boat hall.

Members were advised that the proposal was considered by Officers to be acceptable in principle and that it would provide significant public benefits through the continued operation of a vital emergency service. No objections had been raised by the Environment Agency, Essex Highways, Place Services Ecology or the Council's Tree and Landscape Officer. Whilst there would be a temporary loss of part of the overflow parking area, this harm was outweighed by the operational and public benefits of the development. Subject to conditions, the application was recommended by Officers for approval.

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 (AP) in respect of the application.

No updates had been circulated to Members in relation to this application.

No member of the public had registered to speak on this application.

Matters raised by Members of the Committee:-	**Officer's response thereto:-**
Why are we limiting this to seven years?	*The proposal before us is for a seven year temporary permission for the lifeboat house while the RNLI look for a more permanent solution.*
I'm curious about its construction and what it is made of especially the sides.	*The sides are sheet steel cladding, and they would be powder coated and coloured ready for the advertisement decals to go on showing the lifeboat images. The roofing is plastic coated membrane and that would be coloured white and there would be a steel structure inside.*
Presumably this is for the winter time only? I'm assuming that. It's a great tourist attraction and something that the area does not want to lose. Does the skirt go right the way around the building and completely encase the boat inside?	*It does. It will not be a see through structure. It will have the decals on the side depicting the lifeboat. It will be a secure and weather proof structure that will be floor to ceiling covered in the materials of the building.*
During the summer months will that structure remain in place, or will they open it in the warmer weather so people can get a much better view of the lifeboat?	*I understand that it will be closed. It won't be open though the RNLI do have 'open days' so it maybe possible as part of those to view the lifeboat but that's not part of the application so I cannot guarantee that.*
Have there been any representations submitted since the time the report was published?	*No there have not.*

After debate, it was moved by Councillor White, seconded by Councillor Goldman and unanimously:-

RESOLVED that:-

(1) the Head of Planning and Building Control be authorised to grant planning permission, subject to the conditions as stated at paragraph 9.2 of the Officer report (A.4), or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and

(2) informative notes be sent to the applicant, as may be deemed necessary, by the Head of Planning and Building Control.

29. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.1 - PLANNING APPLICATION 26/00287/OUT - LAND TO NORTH OF COLCHESTER ROAD, ELMSTEAD, CO7 7EF

Earlier on in the meeting, as reported under minute 26 above, Councillor Wiggins had declared that she was one of the local Ward Members and that she was pre-determined on this application. She did not sit therefore as a member of the Committee for this item, and she retired from the room whilst it was deliberated upon and determined.

Also, as reported under minute 26 above, Councillor Scott, who was present in the public gallery, had declared that he was also one of the local Ward Members for this application.

Further to minute 13 (7.7.26), when this application had been deferred by the Planning Committee so that further information could be sought in respect of: *ownership; what happens to the footpath; a clearer plan for the access point; and further consideration of the impact on amenity*, Members were informed that the additional information requested had been detailed under the 'Proposal' section of the Officer report (A.1) from paragraph 7.6 onwards and that all changes to the previous committee report (excluding those copied from the 7th July 2026 Update Sheet and updated paragraph references) were in bold italics.

The Committee was reminded that the application site lay outside but abutted the settlement development boundary in the adopted Local and Neighbourhood Plans; within a Green Landscape Buffer in the adopted Neighbourhood Plan; and within a draft Strategic Green Gap in the emerging Local Plan. No objections had been raised by consultees.

Members were made aware that the NPPF 2024 had been replaced on 17th August 2026 by the NPPF 2026. The Officer report had been updated to assess the proposal against the new NPPF 2026 including Policy S5 for development outside settlements. It was important to note that the NPPF 2026 under Policy S5 created a stronger presumption in favour of sustainable development outside settlements where there was an evidenced unmet housing need than the previous 'tilted balance'. The report still concluded that the proposal was recommended for approval.

The Committee had before it the published Officer report (A.1) containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval subject to conditions.

At the meeting, an oral presentation was made by the Council's Planning Manager (AN) in respect of the application.

Prior to the commencement of the meeting, an Officer update sheet had been circulated to the members of the Committee in relation to this application and published to the Council's website. That update sheet had reported that 12 additional letters of objection had been received raising the following additional concerns which had not already been

addressed within the Officers' report (A.1) (Officer response shown in brackets and *italics*):

- Object to double yellow lines this specific area has average age of 80 and multiple disabled badge holders with an application submitted for a disabled parking bay close to the new access *(Disabled parking bays and double yellow lines are separately controlled by Essex County Council. Given the existing off street parking provision for Meadow Close plus wider availability of street parking beyond the proposed double yellow lines this is not considered to amount to significant harm to amenity and is required to protect highway efficiency of movement and safety)*.
- Tye Road should be used for access, particularly given new A1331 reduction in traffic *(This is not the access proposal for consideration and would result in substantial loss of hedgerow and trees, and harm to ENP Important View 3)*.
- Part of entrance to application site is owned by Meadow Close landowner *(the applicant confirms they control all application site land; any dispute would be a private matter and would not prevent determination of this planning application)*.
- Double yellow lines will impede access for ambulances and carers and won't be enforced (*See general parking comment above, in addition emergency services can park on double yellow lines. The North Essex Parking Partnership are responsible for enforcement)*.
- Existing Meadow Close road is 4.8m wide *(This is agreed)*.
- Double yellow lines weren't shown previously so we did not object to them *(the request by Highways for double yellow lines was referred to in the previous (7th July) Committee Report, Officer assessment and within condition 19 as a requirement to mitigate the impacts of the proposal. The double yellow lines have now been shown on the amended plan for clarity)*.

There was no public speaking on this application at this meeting as that had taken place at the meeting of the Committee held on 7 July 2025.

Matters raised by Members of the Committee:-	**Officer(s) response thereto:-**
Can people with disability badges park on double yellow lines?	*Yes, they can park for up to three hours in the majority of cases but there are some restrictions such as proximity to junctions for example.*
Do we have a hard copy of the annotated site access plan available?	*I don't have it. But just to clarify that the annotations point out the existing 1.4m footways; the existing 4.8m carriageway that extends into the site and also the proposed double yellow lines. These are the only changes made to the original plan.*
So apart from the minor changes to the site access plan, the rest of this application remains the same as when it was last before the Committee. Is that correct?	*Yes, that is correct.*
With the ownership of the properties to either side of the proposed	*Estimating from the photo, I would estimate that the width of the gap between the edge of the carriageway and the gate is 3metres. This is all within the control of*

entrance into this site, what is that distance from the boundaries of those properties to the wooden gate i.e. what is the width of the land between those boundaries? It looks narrow.	*the applicant and within the redlined area. No land is taken from the properties to either side.*
If there is only a 3m gap how will they achieve the 5m wide road?	*The road carries on as it is until you get right into where the field gate is and then it gradually tapers outwards to 5.5 metres i.e. within the new development site (the current field). Essentially therefore the road only expands within the site. It does not expand before the gate there is no change at that point so the road will remain at 4.8 metres up until the location of the current field gate. Then it will widen within the development itself. This is an outline application only, and it is only the point of access that is the determinative point of this application.*
So, upon exiting the development site the road will, in effect, narrow down. Is that correct?	*Yes.*
If this application is not determined tonight and therefore will be still undetermined by the 31st October 2026, will it be removed from this Committee's jurisdiction under the new Regulations that come into force on that date?	*Yes, if it is again deferred this evening, it will not be determined by the 31st Officer 2026 and so this application, under the new Regulations, would need to be considered by the Nominated Member and the Nominated Officer to determine whether it was determined by an Officer or whether it should be submitted to the Committee for its determination. Obviously, I cannot pre-judge that conversation.*
So, in theory this application could end up being determined by an Officer under the new regulatory system? Is that correct?	*Yes. In addition, any reserved matters application that would follow in if this outline application were to be approved, would be deemed a Schedule 1 application under the new Regulations and it would be mandatory that it would be determined by an Officer as it would be for less than 500 houses.*
Can we do anything about the yellow lines being included?	*You could consider that they are not necessary. You could consider it a reason for refusal of the application. You have options available. Ultimately, the proposal before us given the advice received from the Highways Authority is that in order to approve this development it is necessary to put on those conditions that are set out in the report and that includes the provision of double yellow lines for the purposes of supporting this development. We don't like usually to put on conditions that are subject to a secondary regime and therefore run the risk of not being approved and which may then*

	stop the development from proceeding as it would then not be able to comply with the conditions imposed upon the planning permission granted.

After the debate, it was moved by Councillor Fowler, seconded by Councillor Goldman and:-

RESOLVED that:-

(a) the Head of Planning and Building Control secure the completion of a legal agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 dealing with the matters as summarised at paragraph 9.2 of the Officer report (A.1) and on appropriate terms and on any other such terms as may be deemed necessary by the Head of Planning and Building Control;

(b) the Head of Planning and Building Control be authorised to grant outline planning permission subject to the agreed section 106 agreement and the conditions as stated at paragraph 9.3 of the Officer report (A.1), or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained;

(c) informative notes be sent to the applicant as may be deemed necessary by the Head of Planning and Building Control; and

(d) in the event of the planning obligations or requirements referred to in resolution (a) above not being secured within 12 months of the date of this meeting the Head of Planning and Building Control be authorised to refuse the application on appropriate grounds at their discretion.

30. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.2 - PLANNING APPLICATION 26/00874/PIP - LAND EAST OF 3 ORCHARD VIEW, WIVENHOE ROAD, ALRESFORD, CO7 8BD

Earlier on in the meeting, as detailed under minute 26 above, Councillor Wiggins had declared for the public record, in relation to this application that she was one of the Ward Members, and she had confirmed that she was not pre-determined on this application.

Councillor Scott, who was present in the public gallery, had also declared for the public record, in relation to this application that he was one of the Ward Members.

It was reported that this application sought 'Permission in Principle' for the erection of one self-build dwelling. The scope of consideration was limited to the location, land use and amount of development proposed.

The Committee was informed that the application site was located within the defined Settlement Development Boundary of Alresford, where residential development was supported in principle by the adopted Tendring District Local Plan and the Alresford Neighbourhood Plan. Having regard to the site's sustainable location and the scale of development proposed the principle of development was considered by Officers to be acceptable.

The proposal was considered by Officers to accord with Policies SP3, SPL1, SPL2 and LP7 of the Tendring District Local Plan 2013-2033 and Beyond, together with Policy ALRES1 of the Alresford Neighbourhood Plan. Officers had therefore recommended the application for approval.

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 (CC) in respect of the application.

No updates had been circulated to Members in relation to this application.

No member of the public had registered to speak on this application.

Matters raised by Members of the Committee:-	**Officer's response thereto:-**
Is a PIP application similar to an outline planning application?	*Yes, it is similar, but it is more limited in scope. Under an outline application, the applicant will have the opportunity to submit some details if they want to such as access. But with a Permission in Principle, we are only allowed to consider location, land use and the amount.*
Under the new Regulations, presumably because this is a TDC Officer's application any next stage(s) applications would still come before the Committee for determination?	*In terms of the new legislation, any "own interest" applications (i.e. applications that are on TDC land or submitted by an officer or Member of the Council) would automatically need to be considered by the Nominated Member and the Nominated Officer who would determine, on its individual merits, whether it would fall to be determined by an Officer or by the Committee. It would be highly likely that it would be referred to the Committee in the interests of openness and transparency but that could not be guaranteed as that decision cannot be pre-determined.*
I understood it to be the case that an "own interest" application would fall into Schedule 2 and therefore would come to the Committee automatically.	*It's correct to say that it would fall into Schedule 2. However, all Schedule 2 applications need to be considered by the Nominated Member and the Nominated Officer who would determine its determination route. The only difference between "own interest" applications and other Schedule 2 applications is that "own interest" applications do not have to considered*

	against the two tests set out in the Regulations.
The area outlined for development seems to be a rather odd shape. Why is that?	*The whole site currently serves as a garden to number 3 Orchard View. It is legally garden use. The intention is to allow the land not built on to become the garden for the new property without the need to apply for planning permission to do so and would be a civil matter of ownership rather than a planning matter.*
Under the relevant history section of the report, I note that it states that there is a legal agreement in relation to RAMS that's already completed. How is that so if this application has not been determined?	*It's a draft Section 106 obligation that has not yet been "signed off". It will only be at the point that permission is granted that the landowners will sign the obligation and it will bind the land in question.*

After the debate, it was moved by Councillor Alexander, seconded by Councillor Goldman and unanimously:-

RESOLVED that the Head of Planning and Building Control be authorised to grant permission in principle.

31. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.3 - PLANNING APPLICATION 26/00883/FUL - CLACTON LEISURE CENTRE, VISTA ROAD, CLACTON-ON-SEA, CO15 6DB

The Committee was informed that the proposed redevelopment of part of Clacton Leisure Centre would deliver a significantly enhanced and more diverse range of leisure, sport and recreational facilities, including new play areas, cycling facilities, tennis and padel courts, a pavilion and associated landscaping. The scheme would provide substantial community, health and wellbeing benefits, achieve biodiversity net gain, and was supported by statutory consultees, subject to conditions.

The proposal was considered by Officers to accord with the NPPF and adopted Local Plan policies, with any potential impacts capable of being suitably mitigated through planning conditions. Accordingly, it was recommended by Officers that planning permission be granted, subject to the conditions set out in the Officer report (A.3).

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 Principal Planning Officer (AL) in respect of the application.

No updates had been circulated to Members in relation to this application.

Lee Heley, representing the applicant (Tendring District Council), spoke in favour of this application.

Matters raised by Members of the Committee:-	**Officer's response thereto:-**
I note that there has been only one objection received, what was that regarding?	*That objection is summarised within Section 6.2 of the Officer report (A.3).*

After the debate, it was moved by Councillor Goldman, seconded by Councillor Fowler and unanimously:-

RESOLVED that:-

(3) the Head of Planning and Building Control be authorised to grant planning permission, subject to the conditions as stated at paragraph 9.2 of the Officer report (A.3), or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and

(4) informative notes be sent to the applicant, as may be deemed necessary, by the Head of Planning and Building Control.

The meeting was declared closed at 6.32 pm

Chairman

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE, HELD ON WEDNESDAY, 14TH OCTOBER, 2026 AT 5.00 PM IN THE COMMITTEE ROOM, TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE

Present:	Councillors Fowler (Chairman), White (Vice-Chairman), Alexander, Codling, Goldman, Keteca (except items 32 - 35 (part)), Land (except item 35), Sudra and Wiggins
In Attendance:	Gary Guiver (Corporate Director (Planning & Community)), John Pateman-Gee (Head of Planning & Building Control), Amy Lang (Principal Planning Officer), Michael Pingram (Principal Planning Officer), Katie Moss (Democratic Services Officer) and Christopher Bailey (Elections and Leadership Support Officer)

32. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence submitted nor substitutes appointed on this occasion.

The Chairman, Councillor Fowler, noted that Councillor Keteca would be joining the meeting, but was running late.

33. DECLARATIONS OF INTEREST

Councillor Land declared an interest, in relation to Planning Application 26/00954/FUL – West Lodge, Sparrows Corner, Great Oakley, CO12 5AB, in that he was the Parish Clerk of Great Oakley Parish Council and he was pre-determined. He therefore would not sit as a member of the Committee for this item but would retire from the room whilst this application was determined.

Councillor Alexander declared for the public record, in relation to Planning Application 26/00729/FUL – Lower Promenade, Marine Parade West, Clacton-on-Sea, CO15 1LS, that he was one of the Ward Members for the application and confirmed that he was not pre-determined on this application.

34. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

No questions on notice pursuant to Council Procedure Rule 38 had been submitted for this meeting.

35. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.1 - PLANNING APPLICATION 26/00954/FUL - WEST LODGE, SPARROWS CORNER, GREAT OAKLEY CO12 5AB

Earlier on in the meeting, as reported under minute 33 above, Councillor Land had declared that he was the Parish Clerk of Great Oakley Parish Council and that he was pre-determined on this application. He did not sit therefore as a member of the Committee for this item, and he retired from the room whilst it was deliberated upon and determined.

The Committee was informed that this application sought full planning permission for the demolition of the existing dwelling known as West Lodge and the erection of eight detached bungalows with associated access, parking, landscaping and infrastructure works (a net increase of seven dwellings).

Having regard to the Council's current 3.22-year housing land supply position, the relationship of the site to the existing settlement, and all other material planning considerations, the proposal was considered by Officers to represent a sustainable form of development, with the benefits of the scheme outweighing the limited conflict arising from its location outside the Settlement Development Boundary.

It was reported that this application had been called-in by the local Ward Member, Councillor Bush, who had stated the following concerns:-

1. *Back land development wedged between two domestic dwellings in a rural environment, uncharacteristic of the Soils Street scene. Policy LP8, Objective 1 of the Local Plan.*
2. *Demolition of an existing quality dwelling that contributes positively to the character of the Soils Street scene.*
3. *Outside the settlement development boundary of Great Oakley. Policy SPL2.*
4. *Site entrance restricted and obscured for entry and egress from the highway onto the narrow rural bend of Soils Road.*
5. *Development served by a narrow access which could restrict access by emergency service vehicles to the proposed development.*
6. *Inadequate infrastructure and services, including GP surgery capacity, limited local employment opportunities and limited public transport provision.*
7. *Loss of a quality existing dwelling to provide access to the proposed development.*

The Committee had before it the published Officer report (A.1) 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 Principal Planning Officer (AL) in respect of the application.

During the presentation, Councillor Keteca entered the meeting.

The Chairman, Councillor Fowler, confirmed that Councillor Keteca would take no part in the deliberation or determination of the application but would remain in the meeting room during consideration thereof.

No updates had been circulated to Members in relation to this application.

Jack Baron (Baron Architects Ltd.), the agent on behalf of the applicant, spoke in support of the application.

Peter Avery, a member of the public, spoke against the application.

Councillor Bush, the local Ward Member and caller-in, spoke against the application.

Matters raised by Members of the Committee:-	**Officer’s response thereto:-**

Could you explain in relation to BNG bio net gain and why that cannot be achieved?	*(Amy Lang) The development will secure the biodiversity net gain requirements in accordance with the mandatory requirements of the legislation that is covered by the conditions within the report.*
I was concerned to read in the report that there was no evidence of significant wildlife living on the land. From my local knowledge, however, the wider area is well known for its populations of adders, slow worms and lizards and has previously been recognised for the density of those populations. Given that reputation, why does the report indicate that this particular site is devoid of wildlife?	*(Amy Lang) That is a difficult question to answer as we do not have reports for any of the adjoining land or nearby land. The report deals with the application site and that does not identify anything of concern in terms of ecology and biodiversity. The land is mostly garden land, so would be used for amenity purposes for the property. So, based on the information that we have accompanying the application, we have the reports and consultation with Essex County Council Place Services (Ecology) who raised no objection.*
The report states that "biodiversity net gain cannot be achieved entirely." *Could this be clarified? If the requirement is to achieve a 10% biodiversity net gain, what percentage is currently being achieved and what is meant by the statement that it cannot be achieved "entirely"?*	*(Amy Lang) I would need to refer to the baseline reports submitted with the application to confirm the current position. In terms of achieving the required 10% biodiversity net gain, a combination of on-site and off-site measures would be necessary. I am happy to refer to the reports, although the matter would be considered fully at the discharge of condition stage, which would secure the required Biodiversity Gain Plan and monitoring arrangements for both the on-site and off-site provision.*
The report also refers to a 30-year period and states that "any off-site biodiversity gain must be maintained for at least 30 years." Could you explain this further and clarify how that 30-year period relates to achieving and maintaining the required biodiversity net gain?	*(John Pateman-Gee) The baseline position is established by assessing the existing site using the Government's biodiversity metric, which assigns a value to the existing habitat. The development is then required to deliver a 10% biodiversity net gain above that baseline.* *The applicant may determine how that requirement is met, whether wholly through on-site provision, through a combination of on-site and off-site measures, or by securing appropriate biodiversity units elsewhere. The*

	precise means of delivering the required gain would be identified through the Biodiversity Gain Plan submitted at a later stage. *Irrespective of the method chosen, the relevant consideration is that the required 10% net gain must be secured for a minimum period of 30 years. Where off-site provision is required, biodiversity units may be secured through habitat banks, including those operating within and outside the District.*
In respect of the land contamination, what measures will be put in place for any extreme contamination found?	*(Amy Lang) Those details would not be known at this stage, which is why the condition requires further investigation to be undertaken. The results of those investigations would establish whether mitigation or remediation was necessary and, if so, the nature and extent of the measures required. The condition therefore provides the necessary flexibility to ensure that appropriate remediation works are undertaken in accordance with the findings.*
If the contamination were subsequently found to be particularly significant, is there any benefit in bringing the application before the Committee at this stage, rather than waiting until the extent of the contamination is known and any necessary remedial works have been identified?	*(John Pateman-Gee) With any development, there is a possibility that previously unidentified contamination may be discovered once works and further investigations commence. That represents a risk to the developer, particularly where significant contamination is subsequently identified.* *Should that occur, it would be necessary to establish whether appropriate remediation could be undertaken to ensure that the site was safe for future occupiers. The extent and cost of those works could have implications for the viability of the development, but that would be a matter for the developer.* *The Council's role is to ensure that any necessary remediation is satisfactorily undertaken so that the site is suitable for its intended use. That control would*

	be retained through the proposed condition, with Environmental Health consulted as part of that process.
To confirm, it is an unknown quantity in terms of contamination and what may be found, and it could even bring the whole thing to a halt depending on costs?	*(John Pateman-Gee) This is a possibility that can arise with many development proposals. It is not always possible to establish every detail at the application stage and, in such circumstances, planning conditions can provide the necessary mechanism to retain control over matters requiring further investigation or action.* *The position is that, where appropriate, development should be permitted subject to conditions that provide the necessary safeguards and enable relevant matters to be addressed at a later stage.*
Could you confirm whether there is any information or evidence available to the Council to substantiate the suggestion made by one of the public speakers that the site had previously been used as a gravel pit and as a military dump during the Second World War?	*(John Pateman-Gee) There is nothing within the Council's records currently available to us that indicates the site was previously used in that manner. That does not preclude the possibility of relevant information existing elsewhere, but there is no initial indication before us that gives rise to a specific concern in that respect.* *The local knowledge expressed is valid and relevant, although it is not substantiated by the information presently before us. As a precaution, however, a robust planning condition has been proposed to ensure that appropriate investigation is undertaken and that any issues subsequently identified can be properly addressed.*
So, to confirm, without the necessary investigations, we do not currently know what may be present on the site, and it could potentially range from discarded cans through to military-related material?	*(John Pateman-Gee) Potential contamination is taken very seriously, particularly where toxic or other harmful materials may be present. Similar considerations have arisen on other development sites, including former allotment land, and it is therefore necessary to ensure that appropriate safeguards are in place.* *Accordingly, the recommendation*

	before Members is for approval subject to a robust planning condition requiring the necessary investigation and, where appropriate, remediation of any contamination identified.

After debate, it was moved by Councillor Goldman, seconded by Councillor White and:-

RESOLVED that:-

(a) the Head of Planning and Building Control be authorised to grant planning permission, subject to the conditions as stated at paragraph 9.2 of the Officer report (A.1), or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and

(b) informative notes be sent to the applicant, as may be deemed necessary, by the Head of Planning and Building Control.

36. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.2 - PLANNING APPLICATION 26/00898/FUL - 26 LAWFORD PLACE, LAWFORD CO11 2PT

The Committee was informed that this application sought permission for four EV charging units within the existing parking area at Lawford Place.

It was reported that the proposal had been amended from six to four EV charging units, reducing its visual spread and addressing concerns regarding the siting of equipment in front of neighbouring dwellings. Consultees had raised no objection in relation to highways, heritage or National Landscape impacts, and the development was not considered by Officers to result in harm to residential amenity, biodiversity interests, highway safety, the setting of the Grade II Listed Building or the Suffolk & Essex Coast & Heaths National Landscape. The application had therefore been recommended by Officers for approval subject to conditions.

Members were aware that this application had been called in by Councillor Guglielmi, one of the local Ward Members, over his stated concerns that the proposed charging facilities and accommodating posts would result in a significant impact to the setting and appearance of the Grade II Listed Building.

The Committee had before it the published Officer report (A.2) containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval subject to conditions.

At the meeting, an oral presentation was made by the Council's Principal Planning Officer (MP) in respect of the application.

Prior to the commencement of the meeting, an Officer update sheet had been circulated to members of the Committee in relation to this application and published to the Council's website. That update sheet had reported that written confirmation had been

received from the applicant that the spaces to the front of the flats were allocated for each unit.

David Barkham, the applicant, spoke in favour of this application.

Rachel Duffett, a member of the public, spoke against the application.

Councillor Barrett, a Ward Member, spoke against the application.

Councillor Barrett also read out a written statement on behalf of Councillor Guglielmi, the caller-in and his fellow Ward Member. Councillor Guglielmi had been unable to attend the meeting due to prior family commitments.

Matters raised by Members of the Committee:-	**Officer's response thereto:-**
Based on the proposed positioning of the posts, it appears that moving them approximately six inches further back would place them within the residents' gardens. Could you clarify whether planning permission would still be required if the posts were positioned within the residential curtilages?	*(Michael Pingram) Planning permission is required because it is within the curtilage of the listed building and that would still be the case in that instance, so yes, planning permission would still be required.*

After debate, it was moved by Councillor Fowler, seconded by Councillor Goldman and:-

RESOLVED that:-

(c) the Head of Planning and Building Control be authorised to grant planning permission, subject to the conditions as stated at paragraph 9.1 of the Officer report (A.2), or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and

(d) informative notes be sent to the applicant, as may be deemed necessary, by the Head of Planning and Building Control.

37. REPORT OF CORPORATE DIRECTOR (PLANNING AND COMMUNITY) - A.3 - PLANNING APPLICATION 26/00729/FUL - LOWER PROMENADE, MARINE PARADE WEST, CLACTON-ON-SEA CO15 1LS

Earlier on in the meeting, as detailed under minute 33 above, Councillor Alexander had declared for the public record, in relation to this application that he was one of the Ward Members, and he had confirmed that he was not pre-determined on this application.

The Committee was made aware that the proposed works were in support of wider works fundamentally designed to improve coastal defences and stabilise the coast and were supported in principle. The application had been submitted to the Committee on the basis that Tendring District Council was both the applicant and the landowner.

It was reported that Essex County Council (ECC) Heritage had raised no objections, and Officers considered that the works would not result in significant visual harm or any harm to neighbouring amenities. Officers felt that there would be no significant harm to existing trees or vegetation, and ECC Archaeology had also raised no objections subject to the inclusion of conditions.

The Committee had before it the published Officer report (A.3) containing the key planning issues, relevant planning policies, planning history, any response from consultees, written representations received and a recommendation of approval subject to conditions.

At the meeting, an oral presentation was made by the Council's Principal Planning Officer (MP) in respect of the application.

No updates had been circulated to Members in relation to this application.

No member of the public had registered to speak on this application.

Matters raised by Members of the Committee:-	**Officer's response thereto:-**
Can you describe how the drainage will be improved as it is currently not good within that area?	The Principal Planning Officer (MP) read out the below response which had been received from the applicant prior to the meeting: *"There is no functional drainage associated with the water flowing through the cliff face; the works being intended to control, manage this flow. Without managing this flow there will be continued water flowing across the promenade, which can become a health and safety issue over the winter months if it freezes and is undesirable / inconvenient at all other times Also, uncontrolled flow of water from within the cliff face can result in destabilisation of the cliff face and result in cliff collapse. the factor of safety against cliff collapse is already low at this location. (A low factor of safety means there is an increase in risk) The proposed works are intended to deal with both these issues.* *The current flow of water over the promenade, and stopping it doing so, (which is as a consequence of water flowing from the cliff face, itself as a result of the geological sequencing), is one of the principal reasons for the works being carried out. The current*

	situation will be improved, i.e. The flow of water across the promenade will be stopped following the implementation of the works."
Can you confirm what closures to the promenade will be in place during the works?	The Principal Planning Officer (MP) read out the below response which had been received from the applicant prior to the meeting: *"Yes, the promenade will be shut for part of the duration of the works for reasons of Health and Safety and during which time the sheet piling and similar works are carried out. Diversion routes using the surrounding cliff paths will be in place. Access will still be available to the cafes to the east and west of the work area, both by public and by their owners at all times.* *The works are also intended to be carried out over the winter months to minimise the impact of any restrictions on use of the promenade.* *The time scale for the closure of the promenade is to be confirmed following appointment of the contractor, and in discussion with the contractor, based on working methods, but it is envisaged this will be in the order of five weeks, with a restricted promenade width possibly available at other times. Then closure of the path leading from the cliff top to the promenade, and which passes through the work area will be for the duration of the works, estimated to be in the order of 10 weeks."*
To confirm, the top part of the promenade will remain open, but the ramp will be closed down to the bottom for approximately five weeks, and lorries will use the lower promenade to gain access for deliveries?	*(Michael Pingram) Yes, on the drawing it states "promenade closed available to contractor to use to store materials and for welfare etc."*

After the debate, it was moved by Councillor Sudra, seconded by Councillor Alexander and unanimously:-

RESOLVED that:-

(a) the Head of Planning and Building Control be authorised to grant planning permission, subject to the conditions as stated at paragraph 9.2 of the Officer report (A.3), or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and

(b) informative notes be sent to the applicant, as may be deemed necessary, by the Head of Planning and Building Control.

The meeting was declared closed at 6.51 pm

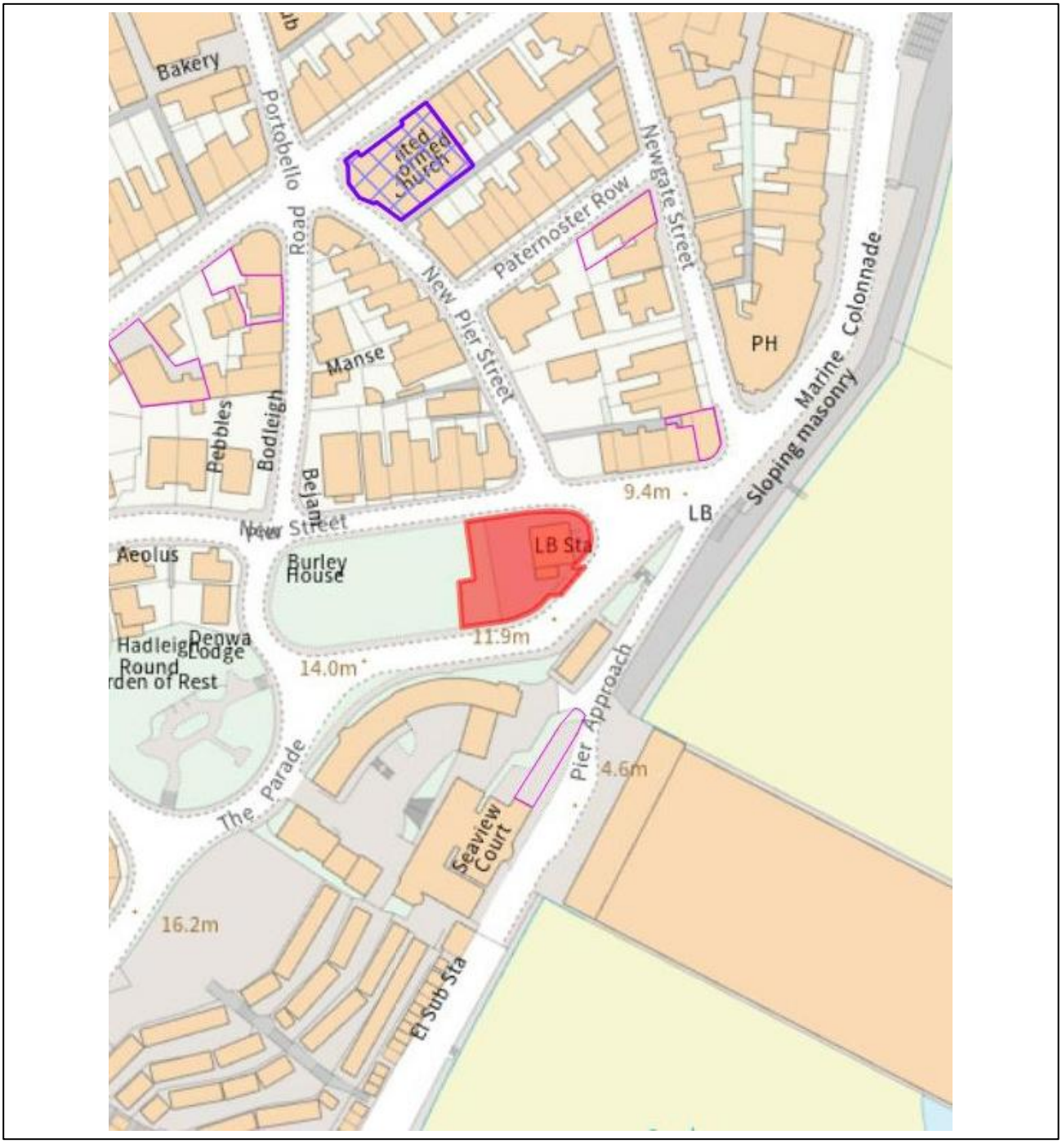
Chairman

PLANNING COMMITTEE

26th NOVEMBER 2026

REPORT OF THE CORPORATE DIRECTOR OF PLANNING AND COMMUNITY

A.1 PLANNING APPLICATION – 26/01057/FUL – THE LIFEBOAT HOUSE THE PARADE WALTON ON THE NAZE CO14 8EA



DO NOT SCALE

© Crown Copyright and database right 2026. Ordnance Survey Licence No.100018684.

Application:	26/01057/FUL	**Expiry Date:**	3rd September 2026
Case Officer:	Alison Pope		
Town/ Parish:	Frinton & Walton Town Council		
Applicant:	Mr Gavin Bartley - Royal National Lifeboat Institution		
Address:	The Lifeboat House The Parade Walton On The Naze CO14 8EA		
Development:	Planning Application - Erection of a single-storey boathouse for a D-Class lifeboat and tractor.		
Delegation Schedule:	B) Schedule 1 with own interest		
Referral Reason:	The application relates to Council-owned land and, following triage by the Chair of the Planning Committee and Head of Planning, has been referred to the Planning Committee for determination.		
Recommendation:	Full approval subject to conditions		

1. Executive Summary

1.1 The proposal would provide a permanent, purpose-designed boathouse for the D-Class lifeboat and tractor, with a safer and more direct launch and recovery route. The development is considered acceptable in design, heritage, highway, amenity and ecological terms, subject to appropriate conditions.

2. Status of the Local Plan

Planning Policy Context

2.1 Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 3 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Local Plan 2013-33 and Beyond (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (https://www.tendringdc.uk/content/evidence-base) together with any Neighbourhood Plans that have been made and the Minerals and Waste Local Plans adopted by Essex County Council.

Emerging Local Plan

2.2 The Regulation 19 Submission Version of the Tendring Local Plan Review (2026-2043) was published for consultation between September and October 2026. The emerging Local Plan is therefore at an advanced stage of preparation and represents the Council's most up-to-date expression of the spatial strategy and planning policies intended to guide development in the District.

2.3 Policy DM4 of the National Planning Policy Framework (2026) confirms that weight may be given to relevant policies in emerging plans. The weight to be afforded depends on the stage of preparation

reached, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency between those policies and national policy.

2.4 The emerging Local Plan is therefore a material consideration in the determination of this application. Given the advanced stage of plan preparation, increasing weight may be given to relevant emerging policies. However, the weight to be afforded to any individual policy will vary according to the nature and extent of any unresolved objections and its consistency with national policy. As the Local Plan has not yet been examined, the emerging policies do not carry the full weight afforded to adopted development plan policies.

Neighbourhood Plans

2.5 A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Further information on our Neighbourhood Plans and their progress can be found via our website https://www.tendringdc.uk/content/neighbourhood-plans

At the time of writing, there are no draft or adopted neighbourhood plans relevant to this site.

3. Planning Policy

3.1 The following Local and National Planning Policies are relevant to this planning application.

National:
National Planning Policy Framework 2026 (NPPF)
National Planning Practice Guidance (NPPG)

Local:
Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (adopted January 2021)

SP1	Presumption in Favour of Sustainable Development
SP7	Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1	Managing Growth
SPL2	Settlement Development Boundaries
SPL3	Sustainable Design
PP14	Priority Areas for Regeneration
PPL4	Biodiversity and Geodiversity
PPL8	Conservation Areas
CP1	Sustainable Transport and Accessibility

Supplementary Planning Documents
Frinton and Walton Conservation Area Character Appraisal and Management Plan November 2023

Local Planning Guidance
Essex Parking Guidance Part 1: Parking Standards Design and Good Practice 2024

4. Relevant Planning History

97/00131/FUL	(RNLI Lifeboat Station, New Pier Street, Walton on Naze) Alteration and extension	Approved	11.03.1997

	to provide improved facilities for lifeboat crew members and small souvenirs outlet		
97/00999/FUL	(RNLI Lifeboat Station, New Pier Street,) Temporary permission for 6 months for one accommodation cabin and one container unit - all in association with use as lifeboat station during construction works	Approved	10.09.1997
18/01435/FUL	Siting of temporary storage container to house T45 tractor and modified D-Class 6-man launch vessel.	Approved	19.10.2018
19/01127/FUL	Erection of temporary fencing and change of use of part of the land for temporary car park.	Approved	04.12.2019
21/00762/FUL	Proposed siting of temporary storage container to house T45 tractor and modified D-Class 6-man launch vessel	Approved	02.07.2021
23/00692/FUL	Proposed temporary fencing to car parking area (renewal of temporary planning permission 19/01127/FUL).	Approved	27.06.2023
25/00807/FUL	Planning Application - Temporary siting (five years) of timber clad storage container for lifeboat.	Approved	03.11.2025

5. Consultations

Below is a summary of the comments received from consultees relevant to this application proposal. Where amendments have been made to the application, or additional information has been submitted to address previous issues, only the latest comments are included below.

All consultation responses are available to view, in full (including all recommended conditions and informatives), on the planning file using the application reference number via the Council's Public Access system by following this link https://idox.tendringdc.gov.uk/online-applications/.

Essex County Council Heritage **05.11.2026 – 2nd response**

The level of harm is low to the CA. I believe the main concern was the loss of the crazy brick boundary treatment. If it's possible to retain/reinstate this feature that would be positive.

Notwithstanding this, a more direct launch and recovery route is considered to be sufficient justification for the proposed location.

ECC Highways Dept **10.09.2026**

Essex County Council Highways raises no objection to the proposal, subject to appropriate mitigation and conditions.

The Highway Authority considers that the revised launch route from the proposed boathall directly onto The Parade would improve the turning manoeuvre and provide an appropriate trajectory for the launch vehicle and lifeboat. Launch operations would be managed by banksmen positioned on The Parade.
Conditions are recommended to secure appropriate pedestrian and vehicular visibility splays, the access and parking arrangements, access dimensions, safeguarding of visibility from planting, cycle/powered two-wheeler parking and a Traffic Management Plan governing launch operations and vehicle movements along The Parade. The Highway Authority also seeks parking restrictions in the vicinity of the access to protect visibility and prevent inappropriate parking, noting that these would be subject to a separate statutory Traffic Regulation Order process.

Subject to these measures, the Highway Authority considers the development acceptable in highway and transportation terms.

Essex County Council Heritage **16.09.2026 – 1st response**

Essex County Council Heritage raises concerns regarding the impact of the proposal on the character and appearance of the Frinton and Walton Conservation Area. The site forms part of an open area within the seafront character area, where openness and views towards the historic built form contribute positively to the Conservation Area.

The design, scale and materials of the proposed boathouse are considered generally acceptable and reflect the existing lifeboat station. However, concern is raised regarding its siting, which would result in permanent development of a historically open plot, appear as an extension to the existing lifeboat station and result in the loss of traditional crazy brick boundary walling. Heritage considers that these impacts would cause harm to the significance of the Conservation Area and that the proposal would fail to preserve or enhance its character and appearance.

Heritage recommends repositioning the boathouse to reflect the location and orientation of the existing and previous temporary structures as a means of mitigating the identified harm. If the scheme remains as proposed, the identified heritage harm should be weighed against the public benefits of the development, giving substantial weight to the conservation of the designated heritage asset.

6. Representations

6.1 Parish / Town Council

Frinton and Walton Town Council support the application and recommend approval.

6.2 Neighbour / Local Representations

One representation has been received raising the following matters:

- Concerns regarding existing parking and congestion along The Parade, particularly during the summer season, and the potential impact on the safe and timely movement of the lifeboat and launch vehicle. The representation suggests that red-line waiting restrictions should be considered.
- A request for landscaping/shrub planting alongside the proposed building to help soften and screen its appearance.

7. Assessment

Site Description and Context

7.1 The application site is located at the existing Walton and Frinton Lifeboat Station at the eastern end of New Pier Street, adjacent to The Parade and close to the landward end of Walton Pier. The site occupies a prominent seafront position and comprises the existing RNLI lifeboat station together with areas of hardstanding and adjoining open grassed land.

7.2 The existing lifeboat station is a two-storey building of traditional appearance, predominantly constructed in red brick with a tiled hipped roof. The ground floor contains operational and ancillary facilities including crew changing facilities, workshop, souvenir outlet and storage, with a crew room at first-floor level. There is presently no permanent boathouse associated with the station.

7.3 The land immediately to the west and south-west of the station has a relatively open character comprising hardstanding, grassed land and limited shrub planting. Part of the hardstanding was previously occupied by a temporary storage container used to accommodate a D-Class lifeboat and tractor. The temporary structure has since been removed.

7.4 The surrounding area has a mixed character reflective of its seafront and town-centre-edge location. Residential and other buildings of varying ages and architectural styles are situated principally to the north and west, while The Parade, Pier Approach, Walton Pier and the seafront lie immediately to the south and east. The site occupies lower ground than some of the residential development to the west and forms part of the open seafront setting around the existing lifeboat station.

7.5 The site lies within the defined Settlement Development Boundary and within a Priority Area for Regeneration. The site is also located within the Frinton and Walton Conservation Area.

Description of Proposal

7.6 The application seeks planning permission for the erection of a single-storey permanent boathouse to accommodate a D-Class lifeboat and tractor, adjacent to the existing Walton and Frinton Lifeboat Station. The building would provide approximately 64.5sqm of additional floorspace and would be finished in red brickwork, clay roof tiles and timber-framed detailing to complement the existing lifeboat station.

7.7 The proposal also includes revised launch and recovery arrangements providing direct access onto The Parade, formalisation of five parking spaces, cycle parking and associated site works and landscaping.

Principle of Development

Development within Settlement Development Boundaries

7.8 The Development Plan for Tendring comprises Section 1 of the Tendring District Local Plan 2013–2033 (adopted 26 January 2021) and Section 2 of the Tendring District Local Plan 2013–2033 and Beyond (adopted 25 January 2022).

7.9 The application site is located within the defined Settlement Development Boundary (SDB) for Walton on the Naze as identified on the Policies Map and in accordance with Policies SPL1 (Managing Growth) and SPL2 (Settlement Development Boundaries) of the adopted Tendring District Local Plan.

7.10 In these circumstances, the proposal falls to be assessed against the relevant policies of the Development Plan and the decision-making policies of the National Planning Policy Framework 2026 (NPPF). Policy S3 (Presumption in favour of sustainable development) of the NPPF requires that

decisions on development proposals apply a presumption in favour of sustainable development. For development proposals within settlements, Policy S4 (Principle of Development within Settlements) is applicable. Policy S3 further states that proposals which accord with an up-to-date development plan and the decision-making policies of the NPPF should be approved without delay.

7.11 Policy S4 of the NPPF states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework.

7.12 Policies SP3, SPL1 and SPL2 of the adopted Tendring District Local Plan establish a spatial strategy which directs growth towards sustainable settlements and generally supports development within defined Settlement Development Boundaries, subject to compliance with other relevant policies of the Development Plan. Sites within Settlement Development Boundaries are generally regarded as sustainable locations due to their access to services, facilities, employment opportunities and transport networks.

7.13 Accordingly, the principle of development on the site is considered acceptable. The assessment therefore turns to whether the proposal complies with the remaining relevant policies of the Development Plan and the NPPF, including those relating to design, character and appearance, residential amenity, highway safety, heritage assets and other material planning considerations.

Scale, Layout & Appearance

7.14 Policy DP3 (Key Principles for Well-designed Places) of the NPPF 2026 states that development proposals should respond to their context so that they integrate with and enhance their surroundings. To create well-designed places, proposals should support healthy, mixed, vibrant and integrated communities, incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, and create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

7.15 Local Plan Policy SP7 also seeks good quality urban and architectural design, while Policies SPL3 and LP4 require layouts that relate well to their surroundings and help create a sense of place.

7.16 The proposal comprises a single-storey boathouse positioned immediately to the south-west of the existing lifeboat station. The building has a simple rectangular footprint measuring approximately 5 metres by 12 metres and is positioned to allow the lifeboat and tractor to exit directly onto The Parade. Existing parking is retained to the north-west of the building.

7.17 In scale, the proposed boathouse is subordinate to the existing lifeboat station. Its single-storey form and hipped roof limit its overall mass and provide a simple appearance appropriate to its functional use. The siting alongside the existing station also provides a clear visual and functional relationship between the two buildings.

7.18 The external materials comprise brickwork and clay roof tiles to match the existing lifeboat station, together with timber-framed openings, an aluminium sectional boathall door and anthracite rainwater goods. These materials provide consistency with the existing building and help integrate the proposal with its immediate setting.

7.19 There is scope for additional planting to the rear of the proposed boathouse to help soften its appearance and integrate the building with its surroundings. A landscaping condition is therefore recommended to secure appropriate planting as part of the development.

7.20 Overall, the scale and design of the building are considered appropriate to its operational purpose and its relationship with the existing lifeboat station. The proposal is therefore considered acceptable in respect of scale, layout and appearance, subject to the separate assessment of its impact upon

the character and appearance of the Conservation Area below.

Heritage Assets

7.21 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

7.22 In addition, the National Planning Policy Framework (August 2026) confirms that great weight should be given to the conservation of designated heritage assets, irrespective of the level of harm identified, with the more important the asset, the greater the weight that should be afforded to its conservation. Heritage assets are therefore a matter of considerable importance in the planning balance. Policies HE1-HE10 of the NPPF provide the national policy framework for conserving and enhancing the historic environment.

7.23 Adopted Local Plan Policy PPL8 seeks to conserve and enhance the significance, character and appearance of Conservation Areas. Development proposals are required to demonstrate an understanding of the significance of the heritage asset and its setting and should be designed to preserve or enhance its special qualities, including important buildings, spaces, trees, landscaping, materials and views. Where development would result in harm to the significance of a designated heritage asset, this must be carefully assessed and weighed in accordance with national policy.

7.24 The application site lies within the Frinton and Walton Conservation Area. Place Services considers the scale, design and materials of the proposed boathouse to be generally acceptable. However, concerns were initially raised regarding its siting on a historically open part of the site and the loss of the existing crazy brick boundary treatment, which is characteristic of the Conservation Area.

7.25 In response, the applicant advised that the proposed orientation provides a more direct and manageable launch and recovery route, with improved visibility for banksmen. It also enables existing crew parking to be retained, thereby avoiding additional pressure on surrounding streets. The chosen orientation would also minimise the height and visual impact of the building, whereas an alternative orientation would require greater excavation and retaining structures and would affect the visual connection between the open space and the sea.

7.26 Following consideration of this justification, Place Services confirmed that the more direct launch and recovery route provides sufficient justification for the proposed location. The resulting harm to the Conservation Area is considered to be low, with the principal concern being the loss of the crazy brick boundary treatment. Place Services has advised that retention or reinstatement of this feature would be positive.

7.27 Officers recognise that the proposal would introduce permanent built development onto an open part of the site. However, having regard to the modest scale and appropriate design of the building, its relationship with the existing lifeboat station and the operational justification for its siting, the identified harm is considered limited.

7.28 Giving great weight to the conservation of the designated heritage asset, the low level of harm identified is considered to be outweighed by the public and operational benefits of providing a permanent, purpose-designed lifeboat facility with a safer and more direct launch and recovery route, the proposal is therefore considered acceptable in heritage terms.

Access, Parking and Highway Safety

7.29 Policies TR3 (Locating development in sustainable locations) and TR4 (Street design, access and parking) of the NPPF 2026 seek to promote sustainable transport, ensure safe and suitable access for all users and avoid unacceptable impacts on highway safety and the operation of the road network. Policy DP3 (Key principles for well-designed places) further requires transport and parking

considerations to form part of good design.

7.30 Local Plan Policy SPL3 Part B seeks to ensure that new development is served by a safe and practicable access, that the highway network can accommodate the traffic generated, and that adequate vehicle and cycle parking is provided. The Essex Parking Standards set out the relevant minimum requirements for parking and turning.

7.31 The proposal would create a new vehicular access onto The Parade, providing a direct launch and recovery route from the proposed boathouse to the public highway. Essex County Council Highway Authority has assessed the proposed access arrangements and raises no objection, subject to conditions. The revised arrangement is considered to improve the turning manoeuvre and trajectory of the launch vehicle and lifeboat, with launch and recovery operations managed through the use of banksmen.

7.32 To ensure the new access operates safely, the Highway Authority recommends pedestrian and vehicular visibility splays, appropriate access dimensions and construction, together with the provision of the approved parking layout and cycle parking. These matters can be appropriately secured by condition.

7.33 A Traffic Management Plan is also recommended to manage launch and recovery operations, including vehicle routing, the deployment of banksmen and the safe movement of the launch vehicle along The Parade. A suitably worded condition is therefore included to ensure these operational movements are appropriately managed in the interests of highway and pedestrian safety.

7.34 The Highway Authority also requested the introduction of double red-line waiting restrictions around the access and along part of The Parade. However, the Highway Authority acknowledges that the necessary Traffic Regulation Order is subject to a separate statutory process, including the potential for objections, and that its outcome cannot be pre-judged. Officers therefore consider that it would not be reasonable to make the acceptability of the development dependent upon a separate process outside the applicant's control. This requirement has not therefore been imposed as a planning condition.

7.35 A Construction Management Plan condition is included to ensure construction activities, deliveries and associated vehicle movements are appropriately managed during the construction period.

7.36 Subject to the recommended conditions, the proposal is considered to provide safe and suitable access and adequate parking arrangements and would not result in an unacceptable impact on highway safety. The proposal therefore accords with the relevant national and local planning policies.

Impact on Residential Amenity

7.37 Policy P3 (Amenity) of the NPPF 2026 seeks to ensure that development provides a high standard of amenity for existing and future users.

7.38 Local Plan Section 1 Policy SP7 seeks to ensure that the amenity of existing and future residents is protected. Local Plan Section 2 Policy SPL3 Part C requires that development does not result in material harm to the privacy, daylight or general amenity of neighbouring occupiers, while Part B requires new development to be designed and orientated to provide adequate daylight, outlook and privacy.

7.39 The proposed boathouse is single storey and modest in scale. Having regard to its siting, scale and relationship with the nearest residential properties, it would not result in any material loss of privacy, daylight or outlook, nor would it have an overbearing impact.

7.40 The proposal relates to the established operational use of the site as a lifeboat station. While launch and recovery activities would continue to generate some activity and vehicle movements, these

would be associated with the existing use and are not considered likely to result in an unacceptable impact upon the amenity of neighbouring occupiers.

7.41 Overall, the proposal is considered to safeguard the residential amenities of neighbouring occupiers and accords with the above policies.

Habitats, Protected Species and Biodiversity Enhancement

7.42 General duty on all authorities

The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

This development is subject to the general duty outlined above. An informative has been imposed strongly encouraging the applicant to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Therefore the development on balance, with consideration of the impact of the development and baseline situation on site, is considered likely to conserve and enhance biodiversity interests.

7.43 Biodiversity net gain

Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. The minimum requirement is for a 10% net gain in biodiversity value achieved on a range of development proposals (excluding Listed Building Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Certificates, householders, self builds certain sites below 0.2 hectares, and other types of application which are below the threshold i.e. does not impact a priority habitat and impacts less than 25sqm of habitat, or 5m of linear habitats such as hedgerow).

The statutory framework for BNG applies. This involves the imposition (automatically applied as a deemed condition) of a planning condition on approvals to ensure the objective of at least 10% net gain over 30 years. The determination of the Biodiversity Gain Plan (BGP) under this planning condition is the mechanism to confirm whether the development meets the biodiversity gain objective. Development may not be begun until the BGP, via planning condition discharge, is approved.

Given this position, the government strictly provides it would generally be inappropriate for decision makers to refuse an application on the grounds that the biodiversity gain objective will not be met. It is considered logical to confirm this closer to commencement of development, given the potential number of options available. This further supports the position that the biodiversity gain objective can always be met in some form.

7.44 Protected Species

In accordance with Natural England's standing advice the proposed development site and surrounding habitat have been assessed for potential impacts on protected species. It is considered that the proposal is unlikely to adversely impact upon protected species or habitats.

7.45 Ecology Conclusions

In accordance with the overarching duty outlined above, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

8. Conclusion

8.1 The proposal would provide an appropriately designed permanent boathouse supporting the established RNLI lifeboat station. The limited harm identified to the Conservation Area is outweighed by the operational and public benefits of providing a safer and more direct launch and recovery route. Subject to the recommended conditions, no unacceptable impacts have been identified and the proposal accords with the Development Plan and relevant national planning policy. Planning permission is therefore recommended for approval.

9. Recommendation

9.1 Approval (no S106 requirements)

Recommendation: Approval

That the Head of Planning and Building Control be authorised to grant planning permission subject to the conditions as stated at paragraph 9.2, or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and,

The informative notes as may be deemed necessary.

9.2 Conditions and Reasons

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later than 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of

development pursuant to this condition.

The approved red line plan drawing is Drg No 01 Rev A received 9 July 2026
Drg No 05 Rev A
Drg No 06 Rev A
Drg No 07 Rev A
Drg No 08 Rev A
Drg No 09 Rev A
Design and Access Statement
Highways Statement

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

3 ACTION REQUIRED: PROVISION OF ACCESS

CONDITION: Prior to first occupation of the development, a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the hereby permitted vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

REASON: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

4 ACTION REQUIRED: HIGHWAYS PROVISION OF VISIBILITY SPLAYS

CONDITION: Before the access is first used clear visibility shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 21 metres to the south and 60 metres to the north. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or

without modification) no obstruction shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

REASON: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

NOTE/S FOR CONDITION:
Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

5 HIGHWAY ACCESS

CONDITION: Prior to the first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 5.5 metres wide, shall be retained at that width for 6 metres within the site measured from the nearby edge of the carriageway and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge. The access shall then thereafter be retained.

REASON: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety

NOTE/S FOR CONDITION:
Carriageway is the part of a road intended for vehicles rather than pedestrians normally define by kerb if available or edge of a bound surface. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the ECC Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Essex County Council or its agents at the applicant's expense.

6 COMPLIANCE: BOUNDARY PLANTING

CONDITION: Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

7 ACTION REQUIRED: PROVISION OF ACCESS, LAYOUT & PARKING

CONDITION: Prior to the first use of the development, the access, internal layout, cycle parking and car parking arrangements shall be provided in accordance with Drawing No. 06 Rev. A - Proposed Ground Floor Plan.

REASON: In the interests of highway safety and the safe and convenient use of the site.

8 FURTHER APPROVAL: TRAFFIC MANAGEMENT PLAN

CONDITION: Prior to the first use of the development, a Traffic Management Plan for the launching and recovery of the lifeboat shall be submitted to and approved in writing by the Local Planning Authority. The Traffic Management Plan shall include details of:

i. the proposed launch and recovery arrangements and vehicle routing;
ii. the use and positioning of banks persons to facilitate the safe movement of the launch vehicle and lifeboat; and
iii. measures to manage vehicle movements along The Parade, including appropriate vehicle speeds and the safe passage of pedestrians, particularly in the vicinity of public seating and street furniture.

The launching and recovery of the lifeboat shall thereafter be undertaken in accordance with the approved Traffic Management Plan.

REASON: In the interests of highway and pedestrian safety and to ensure that movements associated with the launching and recovery of the lifeboat are appropriately managed.

9 FURTHER APPROVAL: CONSTRUCTION MANAGEMENT TO BE AGREED (PRE COMMENCEMENT)

CONDITION: Prior to the commencement of development details of a construction methodology and timetable shall be submitted to and approved, in writing, by the Local Planning Authority. This shall incorporate the following information:-

a) Details of how construction and worker traffic and parking shall be managed.
b) Details of the loading/unloading/storage of construction materials on site, including details of their siting and maximum storage height.
c) Storage of plant and materials used in the construction of the development.
d) Details of measures to control the emission of dust and dirt during construction and including details of any wheel washing to be undertaken, management and location it is intended to take place.
e) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.

The said methodology as may be approved shall be implemented in its entirety on commencement of development and shall operate as may be approved at all times during construction.

REASON: To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result in adverse harm on amenity.

NOTE/S FOR CONDITION:
You are strongly advised to discuss this condition with the Local Planning Authority and if possible/available local residents likely to be affected by this development prior to submission of details. Please note the provisions of the Highways Act 1980 Para 131 are likely to apply and may need to be discussed with the Highways Authority, this legislation includes details and penalties for any damage and/or alterations to the highway including verge, highway signage and surface materials of pavement/footpath and carriageway.

10 APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary

treatment landscaping works for the site, which shall include any proposed changes in ground levels.

REASON: In the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

Slab level is normally refers to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visually above ground level or seek confirmation from the Local Planning Authority for your development.

Should the landscape works include any new hedgerow, please consider the following planting for a native hedge. Native hedge: 50% hawthorn, 25% blackthorn (but beware - this can spread into adjacent fields), 15% field maple, 2% holly, 2% wild privet, 2% guelder rose, 2% dog rose, 2% buckthorn.

11 COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity, the character and appearance of the area and to underpin the Council's duty to enhance the biodiversity credentials of the development under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

12 FURTHER APPROVAL: BIODIVERSITY NET GAIN PLAN

CONDITION: The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024 and The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026.

NOTE - CONTEXT AND APPLICATION:

Planning conditions are typically established upon the granting of planning permission under sections 70(1) and 72 of the Town and Country Planning Act 1990. However, it's essential to note that the biodiversity gain condition operates under a distinct statutory framework, specifically outlined in paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

This condition is deemed to apply to all planning permissions granted for land development in England, unless specific exemptions or transitional provisions are applicable (for further details, please refer to the provided web link https://www.gov.uk/guidance/biodiversity-net-gain-exempt-

developments or contact us directly.

The government advises against including this condition in decision notices to avoid confusion. However, for clarity and accountability, we have opted to highlight this condition within the decision notice. This ensures that all involved parties are aware of its requirements, facilitating effective tracking and monitoring throughout the development process, including the discharge of conditions.

In certain instances, this condition may be imposed even if the applicant believes that biodiversity net gain (BNG) does not apply. Based on the available information, it is determined that this permission necessitates the approval of a biodiversity gain plan before commencing development, as none of the statutory exemptions or transitional arrangements apply.

For further details, please consult the officer report as needed. If you believe this condition does not apply, we strongly recommend contacting the Local Planning Authority (LPA) for clarification. Tendring District Council serves as the planning authority responsible for determining the approval of a Biodiversity Gain Plan in relation to this permission.

BIODIVERSITY GAIN PLAN REQUIREMENTS:
For the Biodiversity Gain Plan requirements, please refer to both paragraphs 14 and 15 of the Environment Act Sch 14 Part 2 as amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted

In summary, the Biodiversity Net Gain (BNG) plan must achieve a minimum biodiversity net gain of 10% and should typically include the following:

- Steps taken or to be taken to minimize adverse effects of the development on the biodiversity of the onsite habitat and any other habitat.
- Pre-development and post-development biodiversity assessments of the onsite habitat.
- Allocation of any registered offsite biodiversity gain to the development and its biodiversity value in relation to the development.
- Details of any biodiversity credits purchased for the development.
- Plans for maintaining and securing the net gain on and/or off site for at least 30 years after completion of the development.

The Local Authority will ensure the submitted details meet the requirements of the Town and Country Planning Act 1990 as amended, Environment Act as amended, associated legalisation and guidance.

Ways to achieve 10% BNG may include:

1) Enhancement and restoring biodiversity on-site (within the red line boundary of a development site).
2) If proposals can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market as close as possible to the site.
3) If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Developers may combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

CONDITIONS AND LEGAL AGREEMENT:

The Local Authority is responsible for ensuring that the biodiversity gain objective is achieved, whether it be onsite, offsite, or through the purchase of credits, and that it is secured by legal agreement as necessary. It is essential to highlight that planning conditions operate within a strict timeframe. Therefore, any legal agreements required to secure the biodiversity gain must be completed prior to the consideration of the planning condition. Failure to comply with this requirement may result in the refusal of the condition.

https://www.tendringdc.gov.uk/content/discharging-the-biodiversity-net-gain-plan-condition-bng

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highways Informative

Prior to any works taking place in the highway, the applicant should enter into a Minor Works Authorisation with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works.

All work within, or affecting, the highway shall be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority (Essex County Council), with all details being agreed before the commencement of any highway works. Failure to secure the necessary approvals and relevant permits for works within the highway may result in enforcement action by the Highway Authority against, but not limited to, the owner of the land or the person causing, or responsible for, the damage to the Highway. To start the process to obtain the relevant permissions the applicant should contact the Essex Highways Development Management Team by email at development.management@essexhighways.org

On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Biodiversity Enhancements Informative

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include: https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden

10. Additional Considerations

Equality Impact Assessment

10.1 In making this recommendation/decision regard must be had to the public sector equality duty

(PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

10.2 It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

10.3 In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as explained below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Human Rights

10.4 In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998 (as amended). Under the Act, it is unlawful for a public authority such as the Tendring District Council to act in a manner that is incompatible with the European Convention on Human Rights.

10.5 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property) and Article 14 (right to freedom from discrimination).

10.6 It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence or freedom from

discrimination except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Finance Implications

10.7 Local finance considerations are a matter to which local planning authorities are to have regard in determining planning applications, as far as they are material to the application.

10.8 The New Homes Bonus (NHB) is one local finance consideration capable of being a material consideration to which the weight given shall be determined by the decision maker. The NHB is a payment to local authorities to match the Council Tax of net new dwellings built, paid by Central Government over six consecutive years. In this instance, it is not considered to have any significant weight attached to it that would outweigh the other considerations.

11. Declaration of Interest

11.1 Please refer to the minutes of this meeting, which are typically available on the Council's website which will be published in due course following conclusion of this meeting.

12. Background Papers

12.1 In making this recommendation, officers have considered all plans, documents, reports and supporting information submitted with the application together with any amended documentation. Additional information considered relevant to the assessment of the application (as referenced within the report) also form background papers. All such information is available to view on the planning file using the application reference number via the Council's Public Access system by following this link https://idox.tendringdc.gov.uk/online-applications/.

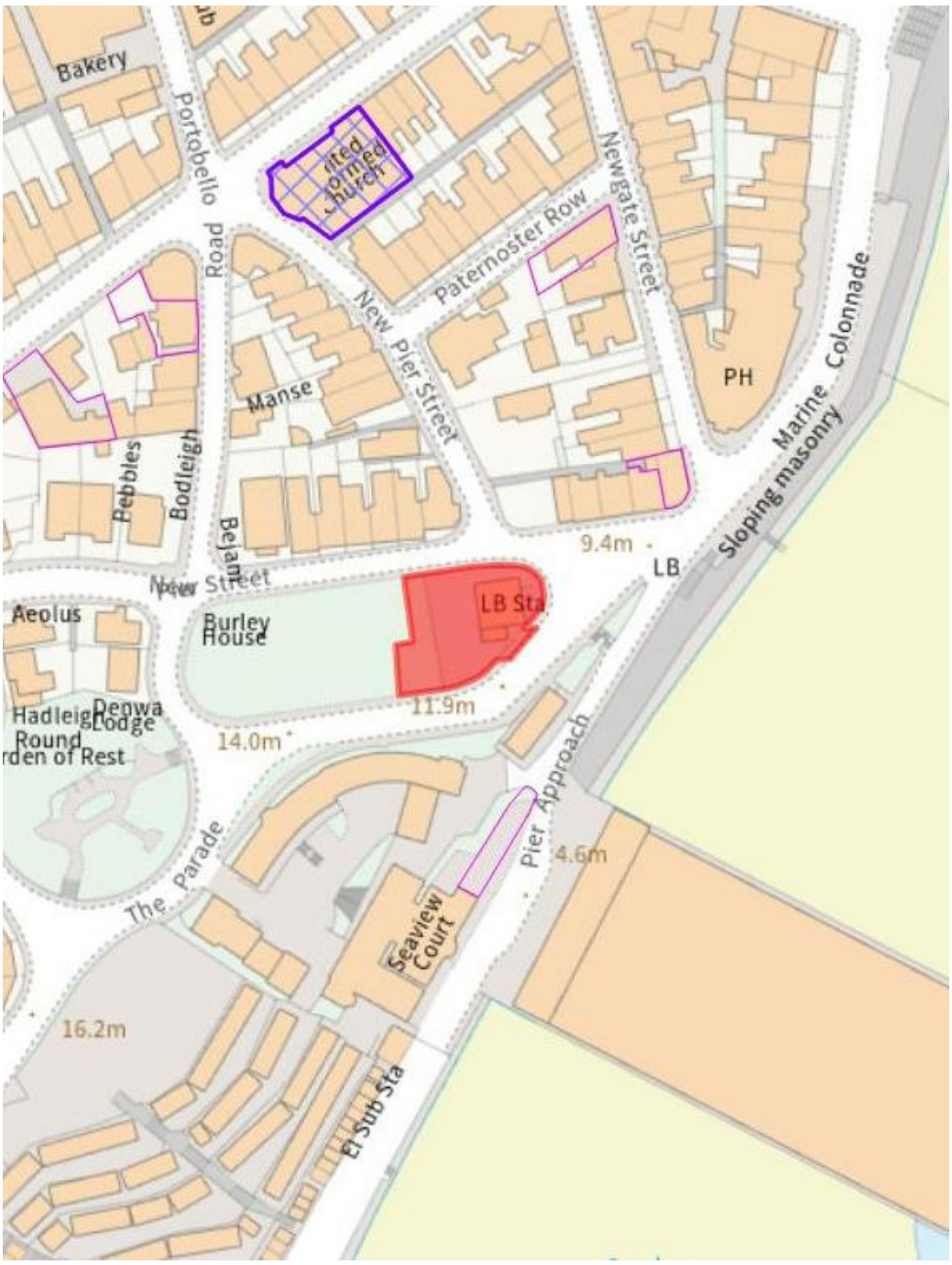
This page is intentionally left blank

PLANNING COMMITTEE

26th NOVEMBER 2026

REPORT OF THE CORPORATE DIRECTOR OF PLANNING AND COMMUNITY

A.2 PLANNING APPLICATION – 26/01058/ADV – THE LIFEBOAT HOUSE THE PARADE WALTON ON THE NAZE CO14 8EA



DO NOT SCALE

© Crown Copyright and database right 2026. Ordnance Survey Licence No.100018684.

Application:	26/01058/ADV	**Expiry Date:**	3rd September 2026
Case Officer:	Alison Pope		
Town/ Parish:	Frinton & Walton Town Council		
Applicant:	Mr Gavin Bartley - Royal National Lifeboat Institution		
Address:	The Lifeboat House The Parade Walton On The Naze CO14 8EA		
Development:	Application for Advertisement Consent - signage associated with the erection of a single-storey boathouse for a D-Class lifeboat and tractor.		
Delegation Schedule:	D) Schedule 2 with own interest		
Referral Reason:	The application relates to Council-owned land and, following triage by the Chair of the Planning Committee and Head of Planning, has been referred to the Planning Committee for determination.		
Recommendation:	Approval of Advert Consent		

1. Executive Summary

1.1 The proposed non-illuminated signage is appropriately designed and positioned in relation to the new boathouse and would not result in harm to visual amenity, the Conservation Area or public safety.

2. Status of the Local Plan

Planning Policy Context

2.1 Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 3 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Local Plan 2013-33 and Beyond (adopted January 2021 and January 2022, respectively), supported by our suite of evidence base core documents (https://www.tendringdc.uk/content/evidence-base) together with any Neighbourhood Plans that have been made and the Minerals and Waste Local Plans adopted by Essex County Council.

Emerging Local Plan

2.2 The Regulation 19 Submission Version of the Tendring Local Plan Review (2026-2043) was published for consultation between September and October 2026. The emerging Local Plan is therefore at an advanced stage of preparation and represents the Council's most up-to-date expression of the spatial strategy and planning policies intended to guide development in the District.

2.3 Policy DM4 of the National Planning Policy Framework (2026) confirms that weight may be given to relevant policies in emerging plans. The weight to be afforded depends on the stage of preparation reached, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency between those policies and national policy.

2.4 The emerging Local Plan is therefore a material consideration in the determination of this application. Given the advanced stage of plan preparation, increasing weight may be given to relevant emerging policies. However, the weight to be afforded to any individual policy will vary according to the nature and extent of any unresolved objections and its consistency with national policy. As the Local Plan has not yet been examined, the emerging policies do not carry the full weight afforded to adopted development plan policies.

Neighbourhood Plans

2.5 A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Further information on our Neighbourhood Plans and their progress can be found via our website https://www.tendringdc.uk/content/neighbourhood-plans

At the time of writing, there are no draft or adopted neighbourhood plans relevant to this site.

3. Planning Policy

3.1 The following Local and National Planning Policies are relevant to this planning application.

National:
National Planning Policy Framework 2026 (NPPF)
National Planning Practice Guidance (NPPG)

Local:
Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (adopted January 2021)

SP1	Presumption in Favour of Sustainable Development
SP7	Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1	Managing Growth
SPL3	Sustainable Design
CP2	Improving the Transport Network

4. Relevant Planning History

97/00131/FUL	(RNLI Lifeboat Station, New Pier Street, Walton on Naze) Alteration and extension to provide improved facilities for lifeboat crew members and small souvenirs outlet	Approved	11.03.1997
97/00999/FUL	(RNLI Lifeboat Station, New Pier Street,) Temporary permission for 6 months for one accommodation cabin and one container unit - all in association with use as lifeboat station during construction works	Approved	10.09.1997
18/01435/FUL	Siting of temporary storage container to house T45 tractor and modified D-Class 6-man launch vessel.	Approved	19.10.2018

19/01127/FUL	Erection of temporary fencing and change of use of part of the land for temporary car park.	Approved	04.12.2019
21/00762/FUL	Proposed siting of temporary storage container to house T45 tractor and modified D-Class 6-man launch vessel	Approved	02.07.2021
23/00692/FUL	Proposed temporary fencing to car parking area (renewal of temporary planning permission 19/01127/FUL).	Approved	27.06.2023
25/00807/FUL	Planning Application - Temporary siting (five years) of timber clad storage container for lifeboat.	Approved	03.11.2025

5. Consultations

Below is a summary of the comments received from consultees relevant to this application proposal. Where amendments have been made to the application, or additional information has been submitted to address previous issues, only the latest comments are included below.

All consultation responses are available to view, in full (including all recommended conditions and informatives), on the planning file using the application reference number via the Council's Public Access system by following this link https://idox.tendringdc.gov.uk/online-applications/.

ECC Highways Dept **18.08.2026**

The Highway Authority raises no objection, confirming that the advertisement proposal is acceptable in highway and transportation terms. An informative is recommended advising that any works within or affecting the highway require prior agreement and the necessary approvals from the Highway Authority.

6. Representations

6.1 Parish / Town Council

Frinton and Walton Town Council support the application and recommend approval.

6.2 Neighbour / Local Representations

No representations received.

7. Assessment

Site Description and Context

7.1 The application site comprises the existing Walton and Frinton Lifeboat Station at the eastern end of New Pier Street, adjacent to The Parade and Walton Pier. The site occupies a prominent seafront location within the Frinton and Walton Conservation Area.

Description of Proposal

7.2 The application seeks advertisement consent for three non-illuminated, powder-coated aluminium

signs on the proposed boathouse. These comprise a principal fascia sign above the boathall door and two smaller RNLI Lifeboats signs on the south-west and north-east elevations as follows:

- Sign A – Principal Identifier: Positioned above the boathall door on the south-east elevation. The sign would be non-illuminated, powder-coated aluminium, with a depth of 50mm and positioned approximately 3.18m above finished floor level.
- Sign B – Engagement Window: Positioned adjacent to the engagement window on the south-west elevation. The sign would be non-illuminated, powder-coated aluminium, with a depth of 30mm and positioned approximately 1.92m above finished floor level.
- Sign C – Personnel Door: Positioned on the north-east elevation adjacent to the personnel door. The sign would be non-illuminated, powder-coated aluminium, with a depth of 30mm and positioned approximately 1.65m above finished floor level.

Assessment

7.3 Visual Amenity

7.4 Policy DP3 of the NPPF (2026) states that development proposals should respond to their context so that they integrate with and enhance their surroundings. To create well-designed places, proposals should support healthy, mixed, vibrant and integrated communities, incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, and create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

7.5 Local Plan Section 1 Policy SP7 seeks high standards of design that responds positively to local character and context. Local plan Section 2 Policy SPL3 of the Tendring District state all new development must make a positive contribution to the quality of the local environment and must relate well to its site and surroundings particularly in relation to its siting, scale and form.

7.6 The proposed advertisements comprise three signs positioned on separate elevations of the proposed boathouse. All three signs would be non-illuminated and constructed from powder-coated aluminium. The signage would be closely associated with the operational use of the building and would identify the RNLI lifeboat facility.

7.7 The signs are modest in scale and would be appropriately positioned on the elevations of the proposed boathouse. Their design and appearance are considered proportionate to the building and would not result in excessive or visually intrusive signage within this prominent seafront location.

7.8 The site lies within the Frinton and Walton Conservation Area and therefore particular regard has been given to the effect of the advertisements upon its character and appearance. Given their modest scale, positioning on the building and non-illuminated nature, the advertisements would not appear unduly prominent or detract from the character and appearance of the Conservation Area.

7.9 Overall, the proposed advertisements are considered appropriate to the associated boathouse and would not result in unacceptable harm to visual amenity or the character and appearance of the surrounding area. The proposal is therefore considered acceptable in respect of visual amenity.

Highway and Public Safety

7.10 Policies TR3 (Locating development in sustainable locations) and TR4 (Street design, access and parking) of the NPPF 2026 seek to promote sustainable transport, ensure safe and suitable access for all users and avoid unacceptable impacts on highway safety and the operation of the road network. Policy DP3 (Key principles for well-designed places) further requires transport and parking

considerations to form part of good design.

7.11 Policy CP2 of Part 2 of the Adopted Local Plan 2013-2033 and Beyond, also states that planning permission will not be granted if there would be an unacceptable impact on highway safety.

7.12 The proposed advertisements would be attached to the elevations of the boathouse and would not project significantly from the building. None of the signs would be illuminated and, given their scale, siting and design, they would not cause distraction or otherwise adversely affect highway or public safety.

7.13 The Highway Authority raises no objection to the proposal. Accordingly, the advertisements are considered acceptable in respect of highway and public safety.

8. Conclusion

8.1 The proposed advertisements are modest in scale, non-illuminated and appropriately related to the associated boathouse. They would not result in unacceptable harm to visual amenity, including the character and appearance of the Conservation Area, or to highway and public safety. The proposal is therefore considered acceptable and advertisement consent is recommended for approval.

9. Recommendation

9.1 Approval of advertisement consent (no S106 requirements)

Recommendation: Approval

That the Head of Planning and Building Control be authorised to grant advertisement consent subject to the conditions as stated at paragraph 9.2, or varied as is necessary to ensure the wording is enforceable, precise, and reasonable in all other respects, including appropriate updates, so long as the principle of the conditions as referenced is retained; and,

The informative notes as may be deemed necessary.

9.2 Conditions and Reasons

1 ADVERTISEMENT (SCHEDULE 2 CONDITIONS)

CONDITIONS:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to:
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASON: All advertisements displayed with the (express) consent of the Local Planning Authority are subject to these standard conditions by virtue of Schedule 2 to the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended).

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

The approved red line plan drawing is Drg No 01 Rev A received 9 July 2026
Drg No 12 Rev A

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

Highways Informative

All work within, or affecting, the highway shall be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority (Essex County Council), with all details being agreed before the commencement of any highway works. Failure to secure the necessary approvals and relevant permits for works within the highway may result in enforcement action by the Highway Authority against, but not limited to, the owner of the land or

the person causing, or responsible for, the damage to the Highway. To start the process to obtain the relevant permissions the applicant should contact the Essex Highways Development Management Team by email at development.management@essexhighways.org

10. Additional Considerations

Equality Impact Assessment

10.1 In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

10.2 It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

10.3 In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as explained below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

Human Rights

10.4 In making your decision, you should be aware of and take into account any implications that may

arise from the Human Rights Act 1998 (as amended). Under the Act, it is unlawful for a public authority such as the Tendring District Council to act in a manner that is incompatible with the European Convention on Human Rights.

10.5 You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property) and Article 14 (right to freedom from discrimination).

10.6 It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence or freedom from discrimination except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Finance Implications

10.7 Local finance considerations are a matter to which local planning authorities are to have regard in determining planning applications, as far as they are material to the application.

10.8 The New Homes Bonus (NHB) is one local finance consideration capable of being a material consideration to which the weight given shall be determined by the decision maker. The NHB is a payment to local authorities to match the Council Tax of net new dwellings built, paid by Central Government over six consecutive years. In this instance, it is not considered to have any significant weight attached to it that would outweigh the other considerations.

11. Declaration of Interest

11.1 Please refer to the minutes of this meeting, which are typically available on the Council's website which will be published in due course following conclusion of this meeting.

12. Background Papers

12.1 In making this recommendation, officers have considered all plans, documents, reports and supporting information submitted with the application together with any amended documentation. Additional information considered relevant to the assessment of the application (as referenced within the report) also form background papers. All such information is available to view on the planning file using the application reference number via the Council's Public Access system by following this link https://idox.tendringdc.gov.uk/online-applications/.

This page is intentionally left blank