
**MINUTES OF THE CONTINUED MEETING OF THE PLANNING COMMITTEE, HELD ON
THURSDAY 14 JULY 2016, AT 6.05 PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, WEELEY**

Present: Councillors White (Chairman), Heaney (Vice-Chairman), Baker, Bennison, Everett, Fairley, Fowler, Gray (except minutes 33-35), Hones and McWilliams

Also Present: Councillors Bucke, Cossens, Davis, Miles (except minutes 33-35), Nicholls (except minute 38), Parsons (except minutes 33-35 and 37-38) and Turner

In Attendance: Head of Planning (Cath Bicknell), Planning Manager (Gary Guiver), Solicitor (Charlotte Parker-Smith) and Committee Services Officer (Katie Sullivan)

33. RESUMPTION OF MEETING

Following the adjournment of the meeting on Tuesday 12 July 2016, which had been adjourned due to a power cut affecting the Council Offices, the meeting resumed and considered the following matters:

34. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There was an apology received from Councillor Hughes (with no substitute).

The Chairman apologised on behalf of Councillor Gray who had been delayed, but who was due to arrive imminently.

35. DECLARATIONS OF INTEREST

Members had declared their interests at the meeting on Tuesday 12 July 2016. There were no further interests to be declared at this time. Though Councillor Bucke later declared an interest as detailed under minute 36 below.

36. PLANNING APPLICATION – 16/00031/OUT – TURPINS FARM, ELM TREE AVENUE, KIRBY-LE-SOKEN, CO13 0DA

Councillor Turner, present in the public gallery, had previously declared an interest in relation to Planning Application 16/00031/OUT by virtue of the fact he was a Frinton and Walton Town Councillor.

Councillor Cossens, present in the public gallery, had previously declared an interest in relation to Planning Application 16/00031/OUT by virtue of the fact he was a local Ward Member for the adjacent Ward.

Councillor Davis, present in the public gallery, had previously declared an interest in relation to Planning Application 16/00031/OUT by virtue of the fact she was a local Ward Member.

Councillor Bucke, present in the public gallery, declared an interest in relation to Planning Application 16/00031/OUT by virtue of the fact he was a local Ward Member for the adjacent Ward.

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

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

A further update sheet had been circulated to the Committee prior to the meeting with details of corrections to the Officer's report.

Alan Eldret, a local resident, spoke against the application.

Town Councillor Nick Turner, representing Frinton and Walton Town Council, spoke against the application.

Councillor Davis, a local Ward Member, spoke against the application.

Councillor Cossens, a local Ward Member for the adjacent Holland and Kirby Ward, spoke against the application.

Val Coleby, the agent on behalf of the applicant, spoke in support of the application.

Following discussion, it was moved by Councillor Heaney and seconded by Councillor Hones that the application be refused due to the total housing numbers being too high, which motion on being put to the vote was declared **LOST**.

It was then moved by Councillor Everett, seconded by Councillor Fairley and **RESOLVED** that consideration of this application be deferred to enable negotiations to take place with the developer, to reduce the total housing numbers and the density on the basis that the current proposal was too high and not appropriate for this site.

37. PLANNING APPLICATION - 16/00219/OUT - LAND TO THE EAST OF TYE ROAD, ELMSTEAD, CO7 7BB

It was reported that this application had been referred to the Planning Committee as it represented a departure from the Development Plan (being located outside the Settlement Development Boundary) and at the request of Councillor Heaney.

Councillor Heaney, had previously declared an interest in relation to Planning Application 16/00219/OUT by virtue of the fact she was a local Ward Member.

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

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

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

- (1) An amendment to Condition number 25;
- (2) Correspondence from the adjoining landowner;
- (3) An additional Condition;
- (4) An updated email submission from the adjoining landowner; and
- (5) An email submission from the applicants.

David Payne, a local resident, spoke for the application.

Parish Councillor Rob Redding, representing Elmstead Parish Council, spoke against the application.

Councillor Nicholls, a local Ward Member, spoke against the application.

Emma Walker, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Everett, seconded by Councillor Hones and unanimously **RESOLVED** that contrary to the Officer's recommendation of approval, the Head of Planning (or equivalent authorised officer) be authorised to refuse planning permission for the development for the following reasons:

- Impact on the character, shape and form of the settlement;
- Illogical intrusion into countryside; and
- Visual impact.

38. PLANNING APPLICATION - 16/00369/FUL - FORMER MARTELLO CARAVAN PARK, KIRBY ROAD, WALTON-ON-THE-NAZE, CO14 8QP

It was reported that this application had been referred to Planning Committee at the request of Councillor Miles, a local Ward Member.

Councillor Turner, present in the public gallery, had previously declared an interest in relation to Planning Application 16/00369/FUL by virtue of the fact he was a Frinton and Walton Town Councillor.

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

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

Councillor Miles, a local Ward Member, spoke against the application.

Jack Goulde, a representative of the applicant, spoke in support of the application.

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

(i) Conditions:

1. Standard 3 year time limit.
2. In accordance with submitted details.
3. Archaeology.
4. Hard and soft landscaping plan/implementation.
5. CCTV / Lighting.
6. Surface water drainage scheme.
7. Foul water strategy.
8. Highways conditions (as recommended by the Highway Authority).
9. Contamination.
10. Car park implementation.
11. Restriction to C2 use.

The meeting was declared closed at 9.00 pm.

Chairman