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Planning Committee

16 October 2018

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,  
HELD ON TUESDAY, 16TH OCTOBER, 2018 AT 6.00 PM  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY,  
CO16 9AJ**

<b>Present:</b>	Councillors White (Chairman), Heaney (Vice-Chair), Alexander, Baker, Bennison, M. Brown, Cawthron, Everett, Fowler, Hones and McWilliams
<b>Also Present:</b>	Councillors Land (except minutes 67-68), and Nicholls (except minutes 67-68)
<b>In Attendance:</b>	Cath Bicknell (Head Of Planning) Graham Nourse (Planning Manager) Michael Pingram (Planning Officer) Alison Newland (Planning Team Leader) Charlotte Parker (Solicitor (Property, Planning and Governance)) and Charlotte Cooper (Leadership Support Officer)

**58. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were no apologies for absence submitted on this occasion.

**59. MINUTES OF THE LAST MEETING**

The minutes of the last meeting of the Committee, held on 18 September 2018, were approved as a correct record and signed by the Chairman.

**60. DECLARATIONS OF INTEREST**

There were no declarations of interest on this occasion.

**61. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 37**

There were no questions submitted on this occasion.

**62. A.1 - 17/01988/FUL - LAND TO THE EAST OF KIRBY ROAD, GREAT HOLLAND, CO13 0HL**

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

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

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

- (1) Changes to the wording of the Committee Report, reference had inadvertently been made to the approval of 'outline planning permission' instead of full planning permission.

- (2) The applicant had now agreed to meet the policy compliance required of 30% affordable housing provision.

Peter Jeffrey, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Bennison, seconded by Councillor Alexander and **RESOLVED** that consideration of this application be deferred for more information to be obtained on the following:

1. Street Scene
2. Site Layout (including but not limited to West boundary treatment)
3. Waste bins
4. Car parking
5. Drainage detail

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

Members recalled that the outline application 15/01737/OUT for 18 dwellings and provision of a 0.2ha village green with all other matters reserved had been approved by the Committee at its meeting held on 22 March 2016, at which time it had been requested that the reserved matters application be brought back to the Committee for determination.

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

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

Parish Councillor Richard Colley, representing Wrabness Parish Council, spoke against the application.

Following discussion by the Committee, it was moved by Councillor Everett, seconded by Councillor Fowler and **RESOLVED** that consideration of this application be deferred for negotiations with the developer to take place regarding:

1. S106 Highway improvements, particularly the footpath to the front of the proposed development
2. Open Space Management
3. Affordable dwelling requires a garage
4. Low level lighting only
5. Location of garage closest to the Village Hall

**64. A.3- 18/00379/OUT - 820 ST JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS**

Members were made aware that this application had been referred to the Committee as it was contrary to the Development Plan in that it proposed housing outside of the settlement development boundary of the 2007 adopted plan.

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

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

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

- (1) Correction in relation to Open Space comments
- (2) Changes to the wording of the recommendation on page 50 to read 'That the Head of Planning be authorised to grant planning permission for the development subject to:- a) Confirmation of the need for a legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990. Where a need is confirmed this shall be completed within 6 (six) months of the date of the Committee's resolution to approve dealing with the following matters (where relevant): Financial contribution towards public open space.'
- (3) ECC SUDs do not object to the granting of planning permission subject to two conditions.

Peter Le Grys, the agent on behalf of the applicant, spoke in support of the application.

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

- a)  
Confirmation of the need for a legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990. Where a need is confirmed this shall be completed within 6 (six) months of the date of the Committee's resolution to approve dealing with the following matters (where relevant): 1) Financial contribution towards public open space. 2) 30% affordable housing
- b) Planning conditions in accordance with those set out in (i) below (but with such amendments and additions, if any, to the detailed wording thereof as the Head of Planning (or the equivalent authorised officer) in their discretion considers appropriate).

**(i) Conditions:**

1. Reserved matters standard conditions
2. Accordance with approved plans in relation to access
3. Construction of the vehicular access
4. Vehicular visibility splays
5. No unbound materials within 6 metres of the highway boundary
6. Closure of existing redundant access
7. Footway width
8. Construction Method Statement

9. Residential Travel Information Packs
10. Bus stop improvements to bus stop opposite 812 St Johns Road
11. Improvements to St Johns Road footpath at site frontage
12. Contaminated Land condition
13. Recommendations of Preliminary Ecological Assessment
14. Submission of detailed surface water drainage scheme

Surface water drainage maintenance plan

- c) That the Head of Planning (or the equivalent authorised officer) be authorised to refuse planning permission a) in the event that such legal agreement has not been completed within the period of 6 (six) months, as the requirements necessary to make the development acceptable in planning terms had not been secured through a s106 planning obligation.

**65. A.4 - 18/01381/FUL - LAND ADJACENT TO 2 WIVENHOE ROAD, ALRESFORD, CO7 8AD**

Members were made aware that this application was before the Committee as one of the applicants is an employee of Tendring District Council.

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 (MP) in respect of the application.

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

- (1) An additional representation;
- (2) Condition 1 to be amended to 'Standard 3 year time limit'; and
- (3) Proposed additional conditions.

Parish Councillor Ernie Osbourne, representing Alresford Parish Council, spoke against the application.

Ian Spencer, the agent on behalf of the applicant, spoke in support of the application.

Following discussion by the Committee, it was moved by Councillor Cawthron, seconded by Councillor Hones and **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 due to the following reasons:-

- a) Out of character with locality
- b) Contrary to policies QL9, QL11 and SPL3 (d)

**66. A.5 - 18/01281/DETAIL - LAND AT JUNCTION OF HEATH ROAD AND PARSONAGE LANE TENDRING, CO16 0DE**

Members were made aware that this application had been removed from the agenda prior to the meeting, and would be put before the Committee to consider in due course.

**67. A.6 - 18/1498/LBC - CLACTON TOWN HALL, STATION ROAD, CLACTON-ON-SEA, CO15 1SE**

Members were made aware that this listed building consent application had been referred to the Committee as the applicant was Tendring District Council.

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

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

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

1. Time Limit – Listed Buildings
2. Approved Plans

**68. A.7-18/1318/LBC - 13 ANGEL GATE, WELLINGTON ROAD, HARWICH, CO12 3EJ**

Members were made aware that this listed building consent application had been referred to the Committee as the applicant was Tendring District Council.

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 (MP) in respect of the application.

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

1. Time Limit – Listed Buildings
2. Approved Plans

The Meeting was declared closed at 9.10 pm

**Chairman**

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