



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

APPLICANT: Miss Linda Barber
72 Twyford Avenue
Great Wakering
Southend On Sea
Essex
SS3 0EX

AGENT:

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/01965/FUL

DATE REGISTERED: 23rd November 2018

Proposed Development and Location of Land:

**Change of use of land for siting of mobile home for holiday occupancy.
5 Singer Avenue Jaywick Clacton On Sea Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY REFUSE PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted for the following reason(s)

- 1 The development is considered contrary to the objectives of Policies QL6 and CL16 of the Tendring District Local Plan 2007 and Policy PP14 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017). Policy QL6 of the Tendring District Local Plan 2007 identifies the site as an Urban Regeneration Area and states that 'permission will be granted for development that reinforces and/or enhances the function, character and appearance of the area and contributes towards regeneration and renewal'. Policy PP14 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) identifies the area as a Priority Area for Regeneration states that 'these areas will be a focus for investment in social, economic and physical infrastructure and initiatives to improve vitality, environmental quality, social inclusion, economic prospects, education, health, community safety, accessibility and green infrastructure'.

Saved Policy CL16 of the Tendring District Local Plan 2007 sets out specific planning controls for Jaywick. The policy states that:

Permission will not be granted in this area for the following types of development:-

- (i) the stationing of caravans except on an authorised caravan site;

The proposed mobile home is contrary to Policy CL16 (i) as the application seeks retrospective planning permission for the stationing of a mobile home within this residential area. As stated within the preamble of Policy CL16, it is the policy of the Council to resist certain types of development to which the Jaywick area has proved to be vulnerable in the past. These include the stationing of caravans on vacant plots. Such activities are clearly out of character and contrary to the managed regeneration of residential accommodation in Jaywick. The principle of development is therefore not considered acceptable and it will undermine the regeneration of Jaywick and set an undesirable precedent for similar inappropriate development to the detriment of the

Urban Regeneration Area.

DATED: 30th July 2019

SIGNED:

Catherine Bicknell

Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL3 Minimising and Managing Flood Risk

QL6 Urban Regeneration Areas

QL9 Design of New Development

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

EN6A Protected Species

EN11A Protection of International Sites European Sites and RAMSAR Sites

CL16 Planning Controls in Jaywick

ER16 Tourism and Leisure Uses

ER20 Occupancy Timescales

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PP8 Tourism

PPL1 Development and Flood Risk

PPL4 Biodiversity and Geodiversity

PP10 Camping and Touring Caravan Sites

PP14 Priority Areas for Regeneration

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

The attached notes explain the rights of appeal.