

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

4th July 2023

Item No. A.1

22/00556/FUL – Sacketts Grove Caravan Park, Jaywick Lane, Clacton

Change of use of land for the siting of up to 8 no. residential park homes.

- Additional objection letter received on 28th June 2023. The concerns raised can be summarised as follows (officer response in italics):
 - Contrary to the development plan – yet recommended for approval.
 - Outside settlement boundary and protected for caravans.
 - The application was refused initially by the same Planning Officer.
The application has not been subject of a formal determination. An initial view was provided via email to the applicant.
The principle of development is addressed within the officer’s report.
 - Licenced for 102 properties only.
Licensing falls outside the remit of Planning but a new / amended site licence would be required in the event of an approval.
 - Loss of central green area of the established park.
The site is not safeguarded amenity space or subject to any other policy designation that would secure or require it’s retention.
 - Surface water flooding issues.
The recommendation includes conditions to mitigate surface water flooding.

RECOMMENDATION

- The Officer recommendation of approval remains unchanged.

Item No. A.3

22/01138/FUL - Stonehall Farm Buildings, Stonehall Lane, Great Oakley

Proposed erection of 3no. dwellings (in lieu of Prior Approval for three dwellings, subject of application 21/00788/COUNOT).

- No updates

Item No. A.4

22/01937/FUL - Land adjacent The Willows, Little Clacton Road, Great Holland

Proposed demolition of former livestock building and replacement with a two bedroom bungalow (in lieu of Prior Approval for conversion of building into a dwelling subject of application 21/00460/COUNOT). Resubmission of application 22/01052/FUL.

- Members should be aware that an email dated 26th June 2023 has been received by the Council from a person stated to be acting as Local Power of Attorney (LPA) on behalf of Mr Graham John Stevens, stated owner and proprietor of The Willows (7 Acre Farm) and applicant for the above planning application in which it is stated that there is currently a dispute over land ownership between two parties. The Council has been made aware (through the contact from the LPA referred to above) that this dispute is currently in the hands of solicitors acting for both parties concerned.
- This information (referred to above) provided to the Council has raised an ownership issue that potentially needs to be addressed before the issue of any decision notice.

RECOMMENDATION

- The Officer recommendation of refusal remains unchanged. However, final issuing of decision is to be fully delegated to officers and subject to resolution of the correct serving of the certificate as may be needed.