

TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

9th July 2024

Item No. A.1

23/01699/OUT – Land to the South of Colchester Road, Frating

There has been one letter of observation and one letter of objection received, raising the following points:

1. The land is grade one or two farmland, not suitable for further development;
2. Impact to wildlife;
3. Flooding issues due to drainage;
4. Increased traffic concerns; and
5. The possible relocation of Pallet Plus to this site is not acceptable/sustainable.

Below are Officer's responses to these comments:

1. The land is Grade One, however it is a site measuring 4.3ha and not therefore a significant area of land. Natural England only require consultation for 20ha or more and on this occasion the economic benefits through the increase in jobs outweighs the loss of this relatively small parcel of agricultural land;
2. Impact to protected species has been addressed within the report;
3. Issues surrounding drainage have been addressed within the report;
4. While this is noted, ECC Highways have not raised any objections subject to conditions; and
5. This is not a material planning consideration for this application.

Item No. A.2

24/00035/FUL – Barn A to the Rear of 5 Hunters Chase, Ardleigh

Addition to recommended conditions:

17 **COMPLIANCE: DEMOLITION 22/00359/COUNOT**

CONDITION: Prior to the commencement of any above ground works associated with the development hereby approved, the existing agricultural building on the site (subject of Prior Approval application reference 22/00359/COUNOT or any subsequent prior approval applications related to the building, and as shown to be demolished on the approved Block Plan Drawing No BB-01 Revision C) shall be demolished in its entirety and all resultant materials and debris shall be cleared from the site.

REASON: The development hereby permitted is supported on the basis that the existing agricultural building subject of the Prior Approval conversion under application reference 22/00359/COUNOT or any subsequent prior approval applications related to the building, is to be removed from the site in its entirety, thus resulting in a one-for-one replacement dwelling (replacement for the Prior Approval scheme). The site lies outside of any settlement development boundary where new residential development is contrary to the development plan (which directs new development to sites within settlement development boundary).

Item No. A.3

24/00455/FUL – Land to the Rear of 110 Harwich Road, Little Clacton

Amended Plan TSP05

Clearer TSP05 Block Plan provided which highlights proposed wall at entrance and annotations.

Parish Council Comments

Little Clacton Parish Council made an objection of the application noting the following:

1. Demolition of barns and replacement footprint having a marginal overlap

Below are the Officer's responses to these comments:

1. The majority of the site still falls within the Settlement Development Boundary and the prior approval of 23/00931/COUNOT is a material consideration.

Addition to recommended conditions:

17 COMPLIANCE REQUIRED: LANDSCAPE PROTECTION

CONDITION: Prior to commencement of development the existing trees on the site, shall be protected by the erection of temporary protective fences to be agreed and approved in writing. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

REASON: For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If

agreement was sought at any later stage there is an unacceptable risk of lost and damage to trees.

Item No. A.4

24/00185/FUL – Clacton Rugby Club, Valley Road, Clacton-on-Sea

No updates