

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE,
HELD ON TUESDAY 30 JANUARY 2018 AT 6.00 PM
IN THE COUNCIL CHAMBER, COUNCIL OFFICES, THORPE ROAD, WEELEY**

Present:	Councillors White (Chairman), Heaney (Vice-Chairman), Alexander, Baker, Bennison, Cawthron, Everett, Fowler, Hones and McWilliams (except part of minute 91)
Also Present:	Councillors M Brown, Davis, Land and Nicholls
In Attendance:	Cath Bicknell (Head of Planning), Charlotte Parker (Solicitor (Property, Planning and Governance)), Nigel Brown (Communications and Public Relations Manager), Susanne Ennos (Planning Team Leader), Matthew Lang (Planning Officer) (except minute 91) and Katie Sullivan (Committee Services Officer)

86. CHAIRMAN'S OPENING COMMENTS - PLANNING APPLICATION - 17/01925/FUL - THRESHERS, COLCHESTER ROAD, ARDLEIGH, CO7 7PQ

The Chairman announced that Planning Application 17/01925/FUL had been withdrawn.

87. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were no apologies for absence submitted on this occasion and there were no substitutions.

Councillor M Brown, a member of the Committee, had not attended the site visits held that morning and was therefore ineligible to be able to consider and vote on the planning applications now before the Committee. Councillor Brown therefore sat in the public gallery as an observer.

88. MINUTES OF THE LAST MEETING

The minutes of the last meeting of the Committee, held on 3 January 2018, were approved as a correct record and signed by the Chairman.

89. DECLARATIONS OF INTEREST

Councillor McWilliams declared an interest in relation to Planning Application 16/00878/FUL by virtue of the fact that she was the Council's Health and Education Portfolio Holder and that the Community Asset Register was under her portfolio. Councillor McWilliams confirmed that she was not pre-determined on this application.

Councillor McWilliams declared an interest in relation to Planning Application 17/01759/DETAIL by virtue of the fact that she was the local Ward Member.

90. A.1 - PLANNING APPLICATION - 16/00878/FUL - ARDLEIGH SQUASH AND LEISURE CLUB, DEDHAM ROAD, ARDLEIGH, CO7 7NH

Councillor McWilliams had earlier declared an interest in relation to Planning Application 16/00878/FUL by virtue of the fact that she was the Council's Health and Education Portfolio Holder and that the Community Asset Register was under her portfolio.

Councillor McWilliams had confirmed that she was not pre-determined on this application.

Members recalled that this application had been considered by the Committee at its meeting held on 30 November 2016 when it had been resolved that consideration of the application be deferred in order to enable a further six months of marketing to take place for all Commercial uses.

Members were informed that the additional marketing period had resulted in the submission of a business plan from a third party. The plan had outlined an intention to utilise the buildings and land for health and fitness, sporting, spa, social and business activities. However, the business plan provided had not suitably demonstrated a viable business model.

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 (ML) in respect of the application.

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

- (1) Twenty additional emails of objection received;
- (2) A letter of objection received from Ardleigh Fallouts Group;
- (3) An additional letter of representation received from Vaughan & Blyth (Agent); and
- (4) A representation received from the Tendring Ramblers.

The Chairman reminded the Committee that only those Members who had considered the application at the meeting held on 30 November 2016 were eligible to consider and decide on the application at this meeting.

Following discussion by the Committee, it was moved by Councillor Hones, seconded by Councillor Fowler 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 for commencement – 3 years;
2. Development in accordance with the plans;
3. Permeable surfacing;
4. Materials;
5. Hard and Soft Landscaping;
6. Landscaping Implementation;
7. Tree protection measures;
8. Boundary treatments prior to occupation;
9. Refuse storage areas to be provided prior to occupation;
10. Surface water drainage in accordance with submitted details;
11. As per key recommendations in extended phase 1 habitat survey and updated ecological survey completed in January 2018;
12. No development until an Order securing the diversion of the existing definitive right of way to a route has been agreed;

13. Estate roads to be provided with kerbing and to a width of 5.5m for at least first 10m served by 2m wide footways;
14. Vehicular visibility splays of 43m by 2.4m by 43m afforded to both accesses;
15. Removal/closure of any redundant parts of accesses;
16. Details of a vehicular turning facility for large vans and service and delivery vehicles;
17. No unbound materials within 6m of the highway boundary or proposed highway;
18. Individual accesses constructed to width of 3.7m wide and shared accesses 5.5m wide;
19. Details of estate roads and footways to be provided;
20. Submission of Construction Method Statement; and
21. Provision of 2m wide footway and crossing points.

91. A.2 - PLANNING APPLICATION - 17/01759/DETAIL - LAND WEST OF HECKFORDS ROAD, GREAT BENTLEY, CO7 8RR

Councillor McWilliams had earlier declared an interest in relation to Planning Application 17/01759/DETAIL by virtue of the fact that she was the local Ward Member.

Members recalled that outline planning application 15/01820/OUT had been refused by the Committee at its meeting held on 16 April 2016, but had then been allowed at appeal on 23 December 2016. At the time of the decision of the Planning Committee it had been requested that the reserved matters application be brought to the Committee for its 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 Team Leader (SE) in respect of the application.

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

- (1) Amended plans that had been received; and
- (2) One further letter of objection received.

Councillor McWilliams, in her capacity as the local Ward Member, spoke on the application. She then withdrew from the meeting whilst the Committee considered the application and reached its decision.

Nigel Tedder, 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 the following conditions:

1. Development to be carried out in accordance with the approved plans;
2. Details of external lighting to be submitted and agreed in writing by the Local Planning Authority;

3. Details of external materials to be submitted and agreed in writing by the Local Planning Authority;
4. Details of means of enclosures to be submitted and agreed in writing by the Local Planning Authority; and
5. Removal of Permitted Development Rights for dormer windows.

The meeting was declared closed at 7.25 pm

Chairman