**TENDRING PARISH COUNCIL**

**Parish Council Extraordinary Meeting**

On Monday 20th December 2021 at 7:30pm

At Tendring Village Hall, Tendring (carried out under Covid 19 guidelines)

**In Attendance: Cllr Edwards (Chair), Cllr Brattan, Cllr Cauvain, Cllr Cronin and Cllr Rippon.**

**Also: Rachel Edwards (Clerk to the Council) and one member of the public.**

The meeting was called to order at 7:30pm by Cllr Edwards – Chair.

**Minutes**

**12.21.1631** **Declaration of Interests**

**12.21.1632 Apologies for absence**

Cllr Barker and Cllr Harris

**12.21.1633 21/01957/FUL** Proposed conversion of office/garage into a dwelling (revised submission following prior approval of application 21/00151/COUNOT for use of building as a dwelling)

The Lodge House, Crow Lane, Tendring, Clacton on Sea, Essex CO16 9AP

Brief history – last year application submitted to convert garage and outbuilding into separate house – rejected by TDC, outside boundary, not sustainable etc. Rejected before Part 1 local plan accepted. Further application submitted earlier this year to develop part of the garage under Class O, which was approved by TDC.

Application now received, identical to initial application previously rejected by TDC.

Cllr Brattan - still in same footprint of existing building.

Cllr Cauvain - it’s for family use however it sets a precedent. The two dwellings would be very close. If part of it is a small dwelling already there is no reason it shouldn’t become a larger two-bedroomed dwelling instead of one-bedroomed. A garage conversion is in keeping with the original purpose when it was the coach house for Davali.

Cllr Cronin - the driveway has been widened to allow easier access. Outside already looks like a house and on the same footprint and does not detract from the environment. He has no objection.

Cllr Edwards - concern is that this may lead to other applications throughout the village of garage conversions to get round current planning laws.

Cllr Rippon - the building is already there, it should be considered differently to new houses being built on empty plots, therefore sees no problem with the development in this particular case.

No objection from Cllr Rippon, Cllr Cauvain, Cllr Brattan, Cllr Cronin – Objection from Cllr Edwards

Council is in favour.

**12.21.1634 21/00037/REFUSE** Town and Country Planning Act 1990 – Appeal under Section 78

Erection of 3 no. bungalows (Original application 20/00822/FUL)

The Laurels, Parsonage Lane, Tendring

This application went to planning committee twice; highways and drainage revisited. Highway access deemed the most problematic for the application. Refused on Highway’s safety of visibility splay and various provisions that have to be met for back filling development.

Application now to be appealed to the Secretary of State stating these reasons are incorrect.

Cllr Edwards - previous comments made by TPC already go to the inspector. He wants mention of the new local plan to be made.

Cllr Cronin - no ability to have a footpath at the development. The applicant has not made enough allowance for vehicles.

Cllr Rippon - the reason given that they are developing the land to allow for the applicant’s children to remain in the village is not sufficient to support it.

Cllr Edwards proposes restate objections, Highways’ visibility splay decision and mention Local Plan Part B.

Unanimous decision reached by Council to object.

**12.21.1635 Meeting closed at 20:10**

**Signed………………………………………………………………… Date………………………………………………………………………**