

TENDRING PARISH COUNCIL

Parish Council Extraordinary Meeting

Minutes

Wednesday 4th January 2023 at 7.30pm in Tendring Village Hall

In attendance: Cllr Edwards, Cllr Brattan, Cllr Barker, Cllr Rippon, Cllr Cauvain and Clerk/RFO Rachel Edwards and two members of the public.

1.23.01 Declaration of Interests

None

1.23.02 Apologies for absence

Cllr Harris (member of TDC Planning Committee) and Cllr Cronin. Apologies accepted.

1.23.03 Public questions

To receive any statements/questions from members of the public *only on these Agenda items*.

Three minutes per person with a maximum time spent of fifteen minutes in total.

1.23.04 Planning

Applications Received

22/02045/FUL, Retention of existing cart lodge, Bramble Lodge, Heath Road, Tendring, Clacton on Sea

Cllr Edwards discussed the history of this application (originally part of The Fat Goose). A member of the public reported this building resulting in Cllr Edwards visiting the site and submitting an enforcement case to TDC Planning. This retrospective application has been submitted.

A member of the public submitted information relating to this application which negates many of the points made by the applicant. Work that is supposed to be completed on this site according to the previous planning application has not been, hedges have been removed; this should not have happened as this is not in keeping with a rural area, claims this is equestrian/agricultural land is false, incorrect block plans submitted not showing 2 extra houses and a garage on the site, access point is not being large enough for emergency vehicles, no need for a cart lodge as all 7 houses already built have garages and parking. Section 2 of the Local Plan states this area is outside of the settlement boundary. Historically these applicants have set a precedent of putting in applications, then applying for change of use later. Could future conditions be applied to the application by TDC planning? Cllr Rippon believes the cart lodge is intended for storage of building equipment with a possible future plan to turn the land behind the houses on the former Fat Goose site into a builder's yard.

Cllr Edwards states there is no mention of the number of cars on the application suggesting it is not being built to house cars.

Cllr Edwards believes this application is intended to set a precedent to build on this piece of land and that by applying after it was built, the applicant hoped it would result in the building getting retrospective permission. Cllr Edwards proposes this is objected to on the grounds that this land has already been turned down for development and no planning permission has ever been granted, this is effectively an open fronted barn without reason for it to be there as use has not been stated on the application and it was deliberately built without following the correct procedures plus it is outside of the development area on the Local Plan. All in favour to object.

Plus, any applications or appeals received between the date of the Agenda, and the date of the meeting, at discretion of the Chair

Applications Received

22/00778/FUL, Proposed erection of 1 no. dwelling, Hill Farm, Crown Lane, Tendring, Clacton On Sea

Cllr Edwards discussed the history of this application which initially came after a Class Q development was permitted. The previous version of this application was objected to as being out of character for a rural area; this latest version has scaled down the contentiousness of the design. Permission for the first house on this site was given in July 2019 - the pig barn that was on this site has been removed, other than that no building has commenced due to the ongoing applications and redesign of the previous application.

After discussion the Council voted (by majority) that there were no significant grounds to object to this latest design, however it was suggested that the matter is raised with the Planning Department that Class Q applications need to be closely monitored as the continuous push to enlarge previously agreed applications creates issues and problems.

1.23.05 Meeting closed 8pm