

BRIGHTLINGSEA TOWN COUNCIL

Minutes of the Planning Committee held at
The Parish Hall, Victoria Place, Brightlingsea on
Thursday 28th September 2023 at 7.00 p.m.

Present:

Councillors:

C Paveley (Chairman)

J Howard (Vice Chairman)

J Chapman, M Judson and R Morgan

Tracey Pulford – Town Clerk

Julie Crittenden – Administrative Assistant

Also in attendance:

Councillors Barry, Steady and Walsh

67 Members of the public

The Chairman welcomed everyone to the meeting. He stated that for those who do not attend these types of meetings regularly, this is a Local Government Meeting in Public, not a public Meeting. This is as important as you, the Public get your own part of the meeting to have your say if you have registered to speak. He will invite the speakers up when we reach that part, and if there is time, he will also invite comments from the floor. As is customary, registered speakers have 3 minutes to make their point. He added that the meeting is being recorded, so would request that during the meeting we maintain a level of respect for all participants and that everyone is allowed to have their say, without interruption or heckling. He also added that the Town Planning Committee is not the final arbiter of planning applications, we are a consultee. This means that you should, if you wish to continue to make your views known on this application, also attend the Tendring District Council Planning Committee meeting when this application is discussed. Finally, he requested that all speakers and Councillors are shown due respect during this meeting and allowed to make whatever point they wish pertaining to this application without interruption. In the end all the people in this room are here because we want the best for Brightlingsea!

53. APOLOGIES FOR ABSENCE: None received.

54. DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS:

The Chairman reminded members to declare interests where necessary.

55. TO MAKE RECOMMENDATIONS IN RESPECT OF PLANNING APPLICATIONS SUBMITTED TO TENDRING DISTRICT COUNCIL:

The following application had been received by Tendring District Council:

Application No: 23/01196/FUL – Mixed use tourist and residential development of retirement living lodges with ancillary social hub, detached farmstead houses, and holiday lodges along with separate communal buildings providing dining, leisure and recreation facilities and ancillary activity uses such as glamping, a multi-use games area, events space and nature play areas with associated infrastructure works.

Councillors asked the following questions, which were answered by the Town Clerk:

Q1) What is this application, and how does this effect the current scheme?

A1) This application is for “Mixed use tourist and residential development of retirement living lodges with an ancillary social hub, detached farmstead houses, and holiday lodges along with separate communal buildings providing dining, leisure and recreation facilities and

ancillary activity uses such as glamping, a multi-use games area, events space and nature play areas with associated infrastructure works.”

It is a revision of the 2019 scheme – which has planning permission valid until March 2024. We are aware that they may start building roads and drains in January 2024.

Q2) Is this Scheme the same size as the previous approved plan?

A2) Yes, on the number of units, however, please see on the screen the comparison of the proposed footprint against the consented scheme. This represents a **51.95%** increase in the overall footprint, which implies a greater number of people in occupation.

Accommodation Schedule - Original Full Application 19/00188/FUL			
Unit Type	No. of Building Units	GEA (m2)	Overall GEA Divided by Number of Units
1-Bed Lodge	51	3,835.2	75.2
2-Bed Lodge	41	4,247.6	103.6
3-Bed Lodge	9	1,207.8	134.2
4-Bed Lodge	3	563.4	187.8
5-Bed Lodge	3	747.0	249.0
4-Bed Farmhouse	5	851.5	170.3
Glamping	0	0	0
1-Bed Retirement Apartments	24	1,891.2	78.8
2-Bed Retirement Apartments	12	1,316.4	109.7
Retirement Communal	0	410.0	410.0
Barrow Building	1	350.0 (estimated)	350.0
TOTAL	149	15,420.1	

Accommodation Schedule - Current Scheme			
Unit Type	No. of Building Units	GEA (m2)	Overall GEA Divided by Number of Units
2-Bed Lodge	29	2,673.8	92.2
3-Bed Lodge	31	3,555.7	114.7
4-Bed Lodge	30	4,770.0	159.0
5-Bed Lodge	14	2,604.0	186.0
5-Bed Farmhouse - Option A	2	702.0	351.0
5-Bed Farmhouse - Option B	3	1,110.0	370.0
1-Bed Glamping	20	480.0	24.0
1-Bed Retirement	6	522.0	87.0
2-Bed Retirement	15	1,605.0	107.0
3-Bed Retirement	15	2,160.0	144.0
Reception & Guest Services	1	81.7	81.7
Estates Building	1	521.0	521.0
Main Leisure Building	1	1,898.0	1,898.0
Retirement Social Hub Building	1	218.0	218.0
Restaurant	1	352.0	352.0
Workshop	1	180.0	180.0
TOTAL	171	23,433.2	

Q3) Traffic implications – how will these be addressed?

A3) Highways have yet to comment but they have let it be known they will have a number of questions, with the projected amount of traffic and the junctions to the site - they are asking for more information from the developers.

Q4) What is the expected impact on local services?

A4) The type of Residents will not be using schools but there is increase in the footprint / bedrooms of the retirement homes which may increase head count and therefore put extra pressure on local Health services.

Q5) The Original Scheme had been worked through the Environment Agency, is this as Eco friendly?

A5) We are waiting for reply from Essex County Council (Ecology) in respect of the submitted Ecological Appraisal but believe that some of the paths/trails for wild life through the site have been removed.

Q6) As holiday lodges they have restricted occupancy rules, is this the case and what controls are in place to police these rules?

A6) Item 4.6 of the Carter Jonas Planning Statement report states “The lodges will be occupied for holiday purposes only and not as a person’s sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all

owners/occupiers of holiday homes on site and of their main home addresses. The register shall be made available at all times for inspection by the Local Planning Authority.”

A condition can be stipulated stating that you cannot reside in any lodge for more than 20 days and cannot return for a further 2 months (or something along those lines).

Q7) The height of the some of the Club buildings seems to be excessive 7.5m for the area.

A7) This is being looked into by the Planning Officers at Tendring District Council. A Landscape Visual Impact Assessment has been submitted that is being reviewed by the Council’s Landscape Officer.

Q8) The height of the Club House / Restaurant is 7.5 meters. How does this match with the rest of the building on Robinson Road?

A8) Similar height to a two-storey property. The site at Lower Farm is also lower where the Club House/Restaurant is to be sited adjacent to the pond.

Q9) Noise from the Bar / theatre activities on the site – how will this be controlled?

A8) This would be controlled by the Licensing Authority.

Q10) Will the residents of Brightlingsea have access to the Sporting facilities on the site?

A10) We are told yes but have no further details but expect there would be an entrance charge of some sort. A condition would be applied to secure a public access strategy.

Q11) How many jobs will be created with this development?

A11) A total of 40.5 Full Time Equivalent jobs are envisaged during the operation phase of the development, see table on screen:

Use	GIA (sqm)	Employment Density	FTE Jobs
Main Leisure Building	2409	65 per FTE	37.1
Retirement social hub	218	65 per FTE	3.4
Total	2627		40.5

The following members of the public had requested to speak, and were each given 3 minutes in which to do so:

- Annie Gordon – Landscape Conservation Planning Coordinator, Essex Wildlife Trust
- Claudia Campbell
- Paul Neill
- Susie Jenkins
- Paul Smith
- Claire Ruse
- Stuart Ferrier
- Colin Dines

Some members of the public also spoke about the application.

After discussion it was agreed that the Town Council would '**object**' to this proposal, on the following conditions:-

- Over Development – on the basis of 51.9% growth in footprint and resulting increase in bedrooms – an extra 186 bedrooms on site.
- The site appears not to have taken into consideration the earlier Eco mitigations i.e. wildlife pathways etc.
- Traffic – no compelling evidence that the current road structure would be capable of handling the increase in traffic.
- Increase in the number of potential bedrooms in the retirement homes. Local services would not be able to cope.
- Landscaping and Visual Impact – consideration of the density and height of some of the structures needs to be reviewed. Also, the impact and noise to local residents.
- Concern about maintaining holiday lodge status and the site not turning into a full-time residence and/or via sub-letting. We believe the main issue is the policing of this.
- The Fire Brigade report is very damning and nothing should go forward until this situation is resolved.
- Councillor Jayne Chapman to 'call in' the application if Tendring District Council are minded to approve. **Agreed.**

52. CLOSE OF MEETING:

There being no further business to discuss the Meeting closed at 7.56 p.m.

Received by Council on: 19.10.23

Approved by Committee on: 03.10.23

Signed by Chair:

Signed by Chair: