

BRIGHTLINGSEA TOWN COUNCIL

Minutes of the Planning Committee Meeting held at
The Parish Hall, Victoria Place, Brightlingsea on
Tuesday 14th October 2025 at 9.30 a.m.

Present:
Councillors:
J Howard (Chairman)
C Paveley (Vice Chairman)
J Chapman

Substitute members:
Councillor Atkinson for Councillor Barry
Councillor Carr for Councillor Paveley

Also in attendance:
Tracey Pulford – Town Clerk

043. APOLOGIES FOR ABSENCE: Councillors Barry and Morgan.
044. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 9TH SEPTEMBER 2025.

The Minutes of the meeting held on 9th September 2025 were **approved** as a true record.

045. DECLARATION OF MEMBERS' INTERESTS:

The Chairman reminded members to declare interests where necessary.

046. 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:	25/01157/FUL
Proposal:	Planning Application – Proposed change of appearance of timber cabin approved under 24/00316/FUL and proposed change of use of cabin to include workshop/studio use
Location:	Lime Street, Brightlingsea CO7 0BH

☒ Object ☐ Support ☐ Neutral

Reason for comment:

☒ Makes observations on the application – Brightlingsea Town Council objects to this application due to the following:-

- As per the Appeal Decision Ref: APP/P1560/W/22/3306289 dated 12.09.23, which was dismissed, Reason 6 - In the LP2, the area to the east of the settlement is identified as 'Coastal Protection Belt' and the site is within this designated area. Policy PPL2 of the LP2 states that the open character of the undeveloped coastline will be protected and requires any development in that area to have a compelling functional and operational requirement to be located there. It has not been demonstrated that there is any functional or operational need for the dwelling and for this reason the proposal would not accord with Policy PPL2. This forms part of a recently adopted Local Plan and is consistent with the National Planning Policy Framework.

- As per the Appeal Decision Ref APP/P1560/W/22/3312243 dated 13.09.23, which was dismissed, Reason 18 – The site lies within a zone of influence for the Colne Estuary Ramsar site and Special Protection Area.
- Please clarify the status of Lime Street, regarding development and what the land can be used for, as per the current Covenants.
- The site lies on Public Footpath Number 11.
- We note the comments made by Essex County Council – “From a highway and transportation perspective the impact of the proposal is NOT acceptable to the Highway Authority” for reasons listed in their letter dated 12.09.25.
- Brightlingsea Town Council would like to ‘call in’ this application.

- ☐ No comment on the application
☐ No objection to the application
☒ Objects to application
☐ Supports application

047. CLOSE OF MEETING:

There being no further business to discuss, the Meeting closed at 9.37 a.m.

Received by Council on: 16.10.25

Approved by Committee on:

Signed by Chair:

Signed by Chair: