

BRIGHTLINGSEA TOWN COUNCIL

Minutes of the Planning Committee Meeting held at
The Parish Hall, Victoria Place, Brightlingsea on
Tuesday 4th November 2025 at 10.00 a.m.

Present:

Councillors:

J Howard (Chairman)
C Paveley (Vice Chairman)
J Chapman and R Morgan

Also in attendance:

Tracey Pulford – Town Clerk
3 members of the public

048. APOLOGIES FOR ABSENCE: Councillor Barry.
049. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14TH OCTOBER 2025.

The Minutes of the meeting held on 14th October 2025 were **approved** as a true record.

050. DECLARATION OF MEMBERS' INTERESTS:

The Chairman reminded members to declare interests where necessary.

051. 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:	25/01484/NDPNOT
Proposal:	Application to determine if prior approval is required under Part 14 of the Town and Country Planning (General Permitted Development) (England) Order (as amended) for installation of solar panels to the roofs of two commercial units
Location:	Church Road Business Centre, Church Road, Brightlingsea CO7 0GG

☐ Object ☒ Support ☐ Neutral

Reason for comment:

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

Application No:	25/01552/FUL
Proposal:	Planning Application – Retrospective change of use from Builders Yard to B2 (General Industrial) and retention of small storage unit
Location:	The Yard, Lime Street, Brightlingsea CO7 0BH

Members of the public spoke to objection and comment on the application and made note that they have a petition objecting to the application which contains 190 signatures.

☒ 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.
- 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 on application 25/01157/VOC & FUL– “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.
- The proposed location is within approximately 14 metres of residential properties, giving rise to potential noise and other environmental impacts which may cause both physical and mental distress to local residents.
- The Local Plan does not designate this area for employment use.
- There are alternative, unused sites within 200 metres on the Shipyard Estate that already have the necessary planning approvals.
- Concerns have been raised by the local Fire Service regarding emergency service access to the site.
- Access to the site is via a right of way maintained by ECC (a gravel path), which is unsuitable for regular commercial traffic.
- The access route runs in close proximity to a Grade I listed building.
- Access via Tower Street and/or High Street is severely constrained, with existing issues of traffic congestion and limited parking capacity.
- 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

052. TO CONFIRM THE RECOMMENDATIONS, PREVIOUSLY MADE BY EMAIL, ON THE FOLLOWING APPLICATIONS:

Application No:	25/01336/LBC
Proposal:	Application for Listed Building Consent – Replace the fire damaged roof, some of the external cladding and the timber frame to the front third of the building. Full rewire and the internal wall finishes replaced.
Location:	University Yacht Club, 45 Waterside, Brightlingsea
Recommendation:	Support

Application No:	25/01485/FULHH
Proposal:	Householder Planning Application – Side extension
Location:	67 Church Road, Brightlingsea CO7 0JF
Recommendation:	Support

053. CLOSE OF MEETING:

There being no further business to discuss, the Meeting closed at 10.19 a.m.

Received by Council on: 20.11.25.25

Approved by Committee on:

Signed by Chair:



Signed by Chair: