

BRIGHTLINGSEA TOWN COUNCIL

Minutes of the Planning Committee Meeting held at
The Parish Hall, Victoria Place, Brightlingsea on
Tuesday 9th June 2026 at 10.00 a.m.

Present:
Councillors:
C Paveley (Chairman)
J Chapman (Vice Chairman)
J Carr, J Howard and R Morgan

Also in attendance:
Tracey Pulford – Town Clerk

001. APOLOGIES FOR ABSENCE: None received.
002. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14TH APRIL 2026.

The Minutes of the meeting held on 14th April 2026 were **approved** as a true record.

003. DECLARATION OF MEMBERS' INTERESTS:

The Chairman reminded members to declare interests where necessary.

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

The following applications had been received by Tendring District Council:

Application No:	26/00682/FUL
Proposal:	Planning Application – Proposed change of use from mixed commercial/residential use to single dwelling house (use Class C3)
Location:	1 Ladysmith Avenue, Brightlingsea

☐ 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:	26/00822/FULHH
Proposal:	Householder Planning Application – Extension to front dormer
Location:	9 Samsons Close, Brightlingsea

☐ Object ☒ Support ☐ Neutral

Reason for comment:

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

Application No:	26/00816/FUL
Proposal:	Householder Planning Application – Erection of a 1 bed garden annex to be built at the rear of the house
Location:	22A High Street, Brightlingsea

☐ Object ☐ Support ☒ Neutral

Reason for comment:

☒ Makes observations on the application – ***Brightlingsea Town Council are concerned that this is back-land development and is in a Conservation Area. We would like to reinforce the statement that this garden annex should remain and subordinate to the main dwelling. We would take advice from the Planning Officers.***

☐ No comment on the application

☐ No objection to the application

☐ Objects to application

☐ Supports application

Application No:	26/00858/TCA
Proposal:	Trees in a Conservation Area Notification – 1 Eucalyptus – Felling, 1 Ash – Felling
Location:	114 Tower Street, Brightlingsea

☐ Object ☐ Support ☒ Neutral

Reason for comment:

☒ Makes observations on the application – ***Brightlingsea Town Council would refer to the Tendring District Council Tree Officers advice.***

☐ No comment on the application

☐ No objection to the application

☐ Objects to application

☐ Supports application

005. TO CONFIRM THE RECOMMENDATION, PREVIOUSLY AGREED BY EMAIL, ON THE FOLLOWING APPLICATIONS:

Application No:	26/00648/VOC
Proposal:	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 1 (Approved Plans and Documents) of application 24/01275/FULHH to allow for change of brickwork to block and render due to cost and removal of side lights to rear wall
Location:	85 Regent Road, Brightlingsea
Recommendation:	Support

Application No:	26/00703/WTPO
Proposal:	Works related to Tree Preservation Order (96/00063/TPO) – T1 – Poplar – Reduce overextend lateral limbs by 2-3m and remove major dead wood throughout the crown, Reduce the lateral limbs growing by 3-4 meters
Location:	61 Regent Road, Brightlingsea
Recommendation:	Brightlingsea Town Council supports this application, provided the TDC Tree Officer agrees

Before the meeting closed, members discussed the following:-

- Lime Street Enforcement
- Tendring District Council Local Plan – Councillor Chapman informed members that at the Planning Policy and Local Plan Committee meeting, the proposed 300 houses

are to be removed, however this will not be agreed until Stage 3 of the process, which will be sometime in September. The following statement has been agreed, and can go public today:-

“It has been proposed at the meeting of the Planning Policy and Local Plan Committee, (although not agreed until the third public consultation has taken place in September) that the soundness of the Brightlingsea allocation of 300 homes (site SAH4 Samsons Road) in light of issues raised in the large number of public objections, the Town Council, Councillors and Tendring Councillors whether an alternative approach of distributing Brightlingsea’s growth across a number of smaller sites would be justified and more appropriate.

Officers are provisionally suggesting that Site SAH4 be removed from the Local Plan in acceptance of the concerns raised by Brightlingsea Town Council, Tendring District Council Councillors and a large number of local residents, particularly in respect of the site’s weak physical relationship to the settlement form of Brightlingsea and its landscape sensitivity; acknowledging the concerns raised around Brightlingsea’s unique transport limitations with its single road access.

As a part replacement for the housing numbers lost from the deletion of this site, it is suggested that two smaller sites are included in the Local Plan around the urban area of Brightlingsea and increasing the capacity expectation of one of the existing proposed sites. If agreed, these changes would bring about an overall large reduction in the number of homes proposed for Brightlingsea.

This was agreed unanimously by the committee after a presentation from the Officers to take this option forward to the public consultation.”

Councillor Chapman thanked the Tendring District Council Officers for their work on this, and the many hours spent on the phone.

The Planning Committee gave their thanks to Councillors Chapman and Steady for all their hard work and efforts on this.

006. CLOSE OF MEETING:

There being no further business to discuss, the Meeting closed at 10.34 a.m.

Received by Council on: 18.06.26

Approved by Committee on:

Signed by Chair:

Signed by Chair: