

**TENDRING DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE**

**6<sup>TH</sup> SEPTEMBER 2017**

**AGENDA ITEM A.2**

**17/00976/FUL - Land adjoining Old Ipswich Road and Wick Lane, Ardleigh, Essex, CO7 7QL**

**Erection of 2 No. new workshop buildings and 7 No. office cabins with associated surfacing works including formation of new site access off Wick Lane create new depot for the fitting/repairing of hire container units.**

**27 additional objection letters received (including an objection letter from Stanfords on behalf of James Blyth of Wick Farm, Wick Lane, Ardleigh). The letters outline the following points;**

- Wick Lane is a protected lane and difficult to navigate due to its narrowness and plethora of bends.
- HGV's will utilise Wick Lane as a cut through to Manningtree. Wick Lane also has a 7.5 lorry weight restriction.
- Current access onto Old Ipswich Road is more than adequate to cater for the development.
- Application would set a dangerous precedent for road widening and large scale development on surrounding rural lanes.
- Site is near to an accident blackspot and Wick Lane is used as a commuter rat run.
- Essex County Council Highways have made a mistake as HGV's entering the application site from Wick Lane will encourage other HGV drivers to Wick Lane as a cut through.
- Other developments along Wick Lane objected to due to the protected status of the lane.
- Mobile Mini will be able to claim the entire length of Wick Lane can be used as the means of access to the site.
- Not legally possible to impose planning restrictions to prevent vehicles leaving or entering the site along Wick Lane.
- Ardleigh Interchange slip road cannot accommodate further large vehicle commercial use.

**Additional statement received from the applicant's agent in response to objections received stating the following;**

- Mobile Mini has identified the vacant plot of land at the junction of Old Ipswich Road and Wick Lane as a suitable location for their expanding business to operate from.
- It is Mobile Mini's intention to transfer their entire operation to the Wick Lane site and vacate their existing site completely eliminating the requirement to use Wick Lane as a link between the two sites.
- Due to the closeness of the A12 all major traffic to and from the site will be along Old Ipswich Road to enable quick and easy link to the A12 and therefore with the new proposed entrance positioned at the end of Wick Lane no additional traffic should travel down Wick Lane itself.
- As only limited visibility splays can be achieved from the existing site entrance from Old Ipswich Road looking northwards it has been decided that for safety grounds the best solution is to close this access completely and provide the new one at the head of Wick Lane.
- To improve access and visibility at the Wick Lane/Old Ipswich Road junction it is intended to widen the first 30m of Wick Lane to 6.75m and adjust the kerb line at the junction accordingly. As part of the works landscaping along Old Ipswich Road will be cut back to improve visibility for all users of Wick Lane.

### **AGENDA ITEM A.3**

**17/01191/FUL - 16 Pallister Road, Clacton On Sea, CO15 1PG**

**Change of use from A1 (Shops) to D1 (Non-residential institutions).**

#### **Additional information received**

- Floor plan received from Agent 31/08/2017.
- A more accurate internal floor area of the unit has now been possible.
- Floor area of unit measures 1.6 metres by 9.2 metres being 14.7 square metres approx.

#### **Additional Consultee Response**

Pollution and Environmental Control have no comment to make on the application

### **AGENDA ITEM A.4**

**17/01030/FUL - Land adjacent Lotus Way , Tamarisk Way, Jaywick, CO15 2HZ**

**Proposed redevelopment of vacant site for 4 No. two bed starter homes and the erection/installation of an electricity substation and service access.**

#### **Additional condition**

- Archaeology (as recommended by ECC Archaeologist)

### **AGENDA ITEM A.5**

**17/01032/FUL - Land adjacent Lotus Way, Tamarisk Way, Jaywick, CO15 2HZ**

**Proposed redevelopment of vacant site for 6 No. two bed starter homes and the erection/installation of an electricity substation and service access.**

#### **Additional condition**

- Archaeology (as recommended by ECC Archaeologist)

### **Agenda Item A.6**

**17/01199/FUL - Bath House Meadow, Hall Lane, Walton On The Naze**

**Refurbishment and addition of play equipment on existing play area.**

#### **Additional Comments**

The Head of Public Realm has supplied additional comments to explain the ethos of the siting and layout of the proposal in light of comments received during the course of the public consultation. These are as follows:

It is important that the plan remains as proposed as opposed to being moved 90 degrees.

It is proposed to provide disabled parking provision on the adjacent Coronation car park directly outside of the current location as specified which will provide easy access to the play equipment. Moving the play area 90 degrees will require additional paths to be constructed from the parking area to ensure wheelchair access across the grass, adding cost and taking up more of the open space than is currently required within the existing proposal.

The plan contains the new play area within the existing fenced, secure area and access will be no easier than it is currently. CCTV and additional security measures will be considered.