

**TENDRING DISTRICT COUNCIL**

**PLANNING COMMITTEE**

**ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE**

**29<sup>TH</sup> NOVEMBER 2017**

**AGENDA ITEM A.3 – 17/01477/DETAIL**

**Land North of Former Betts Factory, Ipswich Road, Colchester, CO4 4HE**

**Reserved matters application for the erection of up to 120 dwellings including hard and soft landscaping, public open space, play areas, vehicle parking and supporting site infrastructure and site access.**

Paragraph 1.5 of the report should be as below:

As established through the granting on outline application 15/00932/OUT, the principle of residential development for up to **120** dwellings on this site is acceptable'

To provide clarity Condition No. 2 refers only to the open space originally approved as part of Phase 1.

Comments from Natural England have been received which removes their original objection and confirms that the proposal is unlikely to have an adverse effect on the Bullock Wood Site of Special Scientific Interest (SSSI).

**AGENDA ITEM A.5 - 17/01478/FUL**

**The Newspaper Kiosk, Top of The Pier Garden, Marine Parade East, Clacton, CO15 1QX**

**Change of use from storage to kiosk, including seating area and replacement fencing.**

Comments received from TDC as landlord (Property Services) for this site summarised below:

- Landlord consent is required under their lease but this has been refused so they cannot proceed with the project even if planning permission is granted.

Comments received from TDC as operator (Public Realm) summarised below:

- The proposal both in itself and in relation to adjoining buildings, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment.

Update to recommendation

- Condition 3 (external materials) to also include details of the railings.
- Additional condition 4: Only tables and chairs shall be sited in the seating area and no display of goods for sale without prior written approval.
- Informatives to be added to confirm Landlord Consent is also required for the works. Advertisement Consent will be required for any advertising signage or art work and must be sympathetic to the Conservation Area location.