

RESOLVED - That the agreement entered into with the developer under Section 52 of the Town and Country Planning Act 1971 be amended to provide for the dedication of three acres of open space to the Council on the proviso that an additional thirty dwellings can be constructed on the remaining undeveloped part of the site.

143. PROPOSED RESIDENTIAL LAND AVAILABILITY STUDY
WITH THE HOUSEBUILDERS

The Committee were informed that the Draft Circular on Land for Housing had been re-issued for consultation purposes with a number of significant beneficial changes. It had stressed the need for District and County Planning Authorities to undertake joint housing land availability studies with the representatives of the national volume house builders.

The County Council had invited this Authority to participate in such a study to be undertaken during 1984. A firm commitment had been obtained from the housebuilders to fully co-operate in the study.

As the study would require a detailed assessment of the programming and development constraints relating to every reasonable sized housing site the timetable envisaged by the County Council would span the whole of the year with the final report being produced in December.

It was considered that the results of the joint study would be extremely useful for the future formulation of planning policy and related development control decisions.

RESOLVED - That this Authority participates in a joint residential land availability study with the County Council and the housebuilders.

144. WALTON MERE

Members were reminded that an architectural competition was currently taking place for the above site and that the local plan for Kirby Cross, Walton and Frinton would be completed shortly. In the meantime officers had been developing ideas for the future of the site and various complementary proposals were put forward in the draft design brief submitted as Appendix B to the Report of the Head of Planning Services.

The marina appeal decision by the Secretary of State in August 1983 had effectively prevented large numbers of boats using the site via the Backwaters. The suggestion of providing access to the sea via Bath House Meadow had been investigated, but would be very disruptive and extremely expensive bearing in mind the other initial development costs of restoring the lake to active use. Nevertheless, the site had potential for various types of leisure use and a future policy decision in principle at this stage would enable discussions with any interested parties to proceed further on a positive footing. It was reported that additional ideas which emerged from the architectural competition or other sources could be included in due course.

The specialist advice of the English Tourist Board had been sought on the commercial viability of this project and whilst the Board recognised the inherent potential of the site they were concerned about its high initial development costs.

RESOLVED - (a) That the contents of the Design Brief for Walton Mere as set out in Appendix B to the Report of the Head of Planning Services be supported in principle at this stage for promotion purposes and subsequently incorporated in the forthcoming Local Plan.

(b) That the Economic Development Committee be informed of this decision.

145. LAND EAST OF WELLINGTON ROAD, HARWICH KNOWN AS 'TIMBERFIELDS'

Members were informed that the matter of the above land exchange between this Council and Essex County Council appeared to be nearing completion. There remained to be settled the future use of this Council's land holdings in this part of the Harwich Conservation Area.

On 23 October 1974 a plan had been submitted to the Committee showing how the area between Harwich Green and Angelgate Cottages could be developed. The Committee had supported the proposal which included areas of open space, a relocated public car park, a new cafe building and various new boat houses and garages.

Since the approval of the above scheme a number of significant events had taken place with the result that there was now an urgent need to reconsider the future of this area as it was a major eyesore in the Conservation Area.

There was also a need for more off-street parking in the area and it was felt that some additional car parking should be included in any scheme. However, particular care would be needed in the detailed design and layout of any new car park bearing in mind the need for screening from Wellington Road with suitable landscaping provision.

RESOLVED - That a new Design Brief be prepared for the land east of Wellington Road, Harwich known as Timberfields and that this be presented to a future meeting of the Committee for consideration.

146. TRANSPORT POLICIES AND PROGRAMMES 1985/86
(TPP 11) CONSULTATION DRAFT

Essex County Council had requested this Council's views on the above document which contained details of the following:-

- (1) The Motorway and Trunk Road Programme
- (2) The Highways Capital Programme 1984/85 - 1989/90
- (3) A comparison of the TPP 11 Capital Programme of schemes over £50,000 with TPP 10, and
- (4) The Capital Expenditure tables for each District Council area.

A summary of the major schemes taking place in Tendring or those likely to significantly affect the District were submitted.

RESOLVED - That Essex County Council be informed that this Council is pleased to see the A120 Dovercourt By-pass Stage 2 included in the Highways Capital Programme for a start in 1987/88 and the Little Clacton By-pass Stages 1 and 2 included in the Highways Capital Programme for a start in 1988/89.