



## Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 7 March 2023 at 7.30pm **Chair Approved**

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Present: Cllr Read (Chair), Cllr Boughton, Cllr Aldis, Cllr Andrew and Jo Beighton-Emms (Town Clerk)

Public Questions: None

### PART A

P.03.23.001 Apologies for absence: Cllr Luxford-Vaughan, Cllr Kane and Cllr Burke

P.03.23.002 Declarations of interest: None.

P.03.23.003 Minutes of the last meeting: The minutes of the meeting held on Tuesday 7 February 2023 were proposed by Cllr Boughton, seconded by Cllr Aldis and approved as an accurate record of proceedings.

The Chair reported that since the last meeting Taylor Wimpey have contacted WTC to request a further meeting. This is to discuss their updated development plans following the refusal of their appeal regarding the original planning application for the Land at Broadfields. A meeting has been arranged with members of the Planning Committee on 21 March 2023.

P.03.23.004 Planning Applications: The Committee considered the following planning applications:

4a	<b>Reference</b>	230238
	<b>Registered</b>	15/02/2023
	<b>Development</b>	Single storey rear and side extension
	<b>Address</b>	The Mumbles, 20A Bobbits Way, Wivenhoe Essex CO7 9NJ
	<b>WTC Comment</b>	Comment- WTC has concerns regarding the effect of the development on neighbouring properties. WTC request that the views of neighbours are considered.

4b	<b>Reference</b>	230281
	<b>Registered</b>	08/02/2023
	<b>Development</b>	Bi-Fold doors added to dwelling facing the rear garden.
	<b>Address</b>	April Cottage, 1 Brook Street, Wivenhoe Essex CO7 9DS
	<b>WTC Comment</b>	Comment- WTC request that Conservation Officer is consulted on this application.

4c	<b>Reference</b>	230305
	<b>Registered</b>	10/02/2023
	<b>Development</b>	North side wall converted to insulated cavity wall
	<b>Address</b>	80 High Street, Wivenhoe Essex CO7 9AB
	<b>WTC Comment</b>	Comment- WTC request that the views of neighbours are considered. WTC supports the improvements to be made to energy efficiency.

4d	<b>Reference</b>	230330
	<b>Registered</b>	14/02/2023
	<b>Development</b>	Proposed single storey rear extension.
	<b>Address</b>	22 Elmstead Road, Wivenhoe Essex CO7 9HX
	<b>WTC Comment</b>	No comment

4e	<b>Reference</b>	230337
	<b>Registered</b>	14/02/2023
	<b>Development</b>	Demolition of existing conservatory, new rear single storey extension and new side addition.
	<b>Address</b>	Westcliff, Anglesea Road, Wivenhoe Essex CO7 9JR
	<b>WTC Comment</b>	Comment- WTC request that the views of neighbours are considered and that the Conservation Officer is consulted on this application.

4f	<b>Reference</b>	230361
	<b>Registered</b>	16/02/2023
	<b>Development</b>	Reconfiguration of existing bungalow including rear and front extensions and garage conversion.

	<b>Address</b>	73 Ernest Road, Wivenhoe Colchester CO7 9LQ
	<b>WTC Comment</b>	Comment- WTC considers the development to be overbearing to the neighbouring properties. WTC request that the views of neighbours are considered.

4g	<b>Reference</b>	230448
	<b>Registered</b>	23/02/2023
	<b>Development</b>	Extension and alterations to existing Barn, with an extended garden area, following Prior Approval [Ref: 212991] for the Change of Use to a Dwellinghouse
	<b>Address</b>	Colliers Farm Barn, Elmstead Road, Colchester CO4 3SE
	<b>WTC Comment</b>	No comment.

P.03.23.005 Planning Decisions: The committee acknowledged the following Planning Decisions:

- 222806
- 223044
- 223180
- 223148
- 230008

P.03.23.006 WNP Review: No update.

P.03.23.007 Wivenhoe Town Council Strategy: Cllr Read reported that the committee should continue its strong stance and engagement with CCC. Cllr Andrew provided an update of the TCBGC Hearing on 27 February 2023 at which he spoke on transport matters. A summary of his update is attached as **Appendix A**.

P.03.23.008 Leisure and Community Services SPD: The previously circulated monthly report was considered.

P.03.23.009 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 4 April 2023 at 7.30pm

P.03.23.010 Exclusion of press and public: In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Council is invited to consider if the press and public should be excluded from the meeting during the consideration of the following item(s) owing to the confidential nature of the business

The Chair closed the meeting at 20.53pm

PART B

None

**Appendix A**

TCBGC Hearing 27 February 2023- Transport.

WTC were already very concerned about the impact of 2000-3000 extra vehicles on Colchester's roads in peak hours (as per their Evidence). The A133 & A134 are frequently congested, as are city centre roads.

Given the latest information that substantially fewer new jobs will be provided on-site, therefore many more will have to commute to workplaces outside TCBGC, and that Essex are now forecasting an extra 4000 vehicles in peak hours, we are even more concerned about increased congestion – and gridlock.

Furthermore TCBGC's 'aspirational' forecasts for modal shift depend on cycling increasing 5-fold which is unrealistic. RTS buses not getting delayed by traffic which is unlikely, Park & Choose which is unproven so it seems probable that the actual outcome could be worse.

And ECC have also confirmed that the new link road will not alleviate A133 congestion.

We therefore conclude that current plans to mitigate the impact of TCBGC on Colchester are inadequate and need to be substantially revised, with more emphasis on traffic management, and more investment in all forms of public transport.

Cllr Andrew