



## Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 10 January 2023 at 7.30pm **Chair Approved**

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

Public Questions: None

### PART A

P.01.23.001 Apologies for absence: Cllr Luxford-Vaughan and Cllr Kane

P.01.23.002 Declarations of interest: None

P.01.23.003 Minutes of the last meeting: The minutes of the meeting held on Tuesday 6 December 2022 were proposed by Cllr Boughton, seconded by Cllr Burke and approved as an accurate record of proceedings.

P.01.23.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	223030
	Registered	08/12/2022
	Development	Demolition of part existing rear kitchen and bathroom to be replaced with new extended kitchen and bathroom in a single storey extension.
	Address	96 High Street, Wivenhoe Essex CO7 9AB
	WTC Comment	Comment- WTC request that the views of neighbours are considered. Also, that the Conservation Officer is consulted.

4b	Reference	223044
	Registered	12/12/2022

	Development	Proposed Two Storey Rear and Garage Conversion
	Address	64 Ernest Road, Wivenhoe Essex CO7 9LQ
	WTC Comment	Comment- WTC has concerns regarding the loss of parking provision

4c	Reference	223180
	Registered	19/12/2022
	Development	Application for prior approval of a proposed additional storey to existing single storey dwelling.
	Address	8 Conway Close, Wivenhoe Colchester CO7 9RH
	WTC Comment	Objection- WTC object to this application as the development would have a negative and incongruent affect on the street scene and would be overbearing for neighbouring properties. The design is contrary to Policy WIV14 of the WNP which states that extensions, additions and conversions will be supported where they are designed to conserve townscape features of existing streets and estates where they make a positive contribution.

P.01.23.005 Planning Decisions: The committee acknowledged the following Planning Decisions:

- 222481
- 222492
- 222728
- 222729
- 222824
- 222854

P.01.23.006 Rose & Crown- Request from the Public Transport Representative.

The committee discussed a report from Peter Kay regarding his concerns over the issuing of a licence to the Rose & Crown for the seating area on the Quay. Cllr Read updated the committee on the history of this matter and the long-standing issues regarding ownership of the frontage and the need for public and vehicle access. Cllr Read reported that he had spoken at length with Mr Ruder, CCC Licensing Team, who is also well versed in the issues. He has confirmed that the application made by the Rose & Crown was for a permit and not a licence and that the permit will have a number of conditions. The Rose & Crown will need to reapply for this permit annually. The committee noted that a permit is more restrictive, has a time limit and will incur inspections. Therefore, the committee agreed that there is no further action to be taken by WTC on this matter. The Town Clerk will inform Mr Kay.

P.01.23.007 Enforcements Update- Cllr Boughton reported that he had successfully worked with CCC on an encroachment of land at Broome Grove School. The developers involved had been met and the correct boundary was reinstated.

P.01.23.008 WNP Review: Cllr Burke reported that the outcome of the Taylor Wimpey appeal (Land at Broadfields) will be key for the future of the WNP.

P.01.23.009 Wivenhoe Town Council Strategy- How to influence planning decisions: The committee agreed that they will continue to keep up to date on planning issues and research decisions which can affect planning applications in Wivenhoe.

Cllr Read reported that he had been contacted by the applicant in respect of The Flag Inn, Wivenhoe. The application for an orangery at the front of the development had been refused by CCC based on an objection from Highways. The applicant asked if WTC are still in support of the application. Cllr Read had confirmed that the council is still in support as long as the proposed orangery is within the boundaries of the applicant's ownership.

P.01.23.010 Leisure and Community Services SPD- The previously circulated monthly report was considered.

P.01.23.011 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 7 February 2023 at 7.30pm

P.01.23.012 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 20.50pm

PART B

None