



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 15 August 2023 at 7.30pm **Chair Approved**

Present: Cllr Burke, Cllr Aldis, Cllr Boughton, Cllr Andrew, Cllr Guy, Jo Beighton-Emms (Town Clerk) and Karen Syrett (Head of Planning, Colchester City Council)

Public Questions: None

PART A

P.08.23.001 Apologies for absence: Apologies were given by Cllr Widgery.

P.08.23.002 Declarations of interest: Cllr Andrew said that he has an interest in any development at Croquet Gardens as he lives nearby.

P.08.23.003 Minutes of the last meeting: The minutes of the meeting held on 4 July 2023 were proposed by Cllr Boughton, seconded by Cllr Guy and approved by all as an accurate record of proceedings .

Cllr Burke then introduced Karen Syrett (Head of Planning, CCC) to the committee. Karen had been invited to the meeting to discuss a number of matters as follows:

- I. Cllr Burke raised the issue that WTC had not been informed of the appeal decision on the planning application for Hewthorn. Karen apologised for this and said that the Inspector would nonetheless have seen the comments posted by WTC.
- II. Cllr Burke said that there had been mentioned that WTC would have an officer assigned to it to work on the review of the WNP so that councillors are also kept up to date on policy changes. Karen said that she would look into this.
- III. Cllr Burke raised the refusal of the application for the Airbnb at The Nook. Karen said that she had looked into this- there are now 12 Airbnbs in Wivenhoe. Cllr Burke said that there had been a consultation on short term lets which had ended in June. Karen explained that this application was assessed on the merits of it as an individual case – particularly regarding the complaints received about noise which had been as issue for environmental protection. The complaints were considered because of the scale, intensity and regularity. The refusal has now been appealed. The government is taking measures to restrict Airbnbs because of the impact on local communities and availability of housing. There has to be a balance between promoting local economy against housing for local people. It is likely that existing Airbnbs will get grandfather rights, but this is not yet confirmed.
- IV. It was noted that the refusal of the application by WTC to vary the S106 agreement for use of the Dinghy Park had not been handled well. Karen agreed and said that she would like to re-establish a good working relationship with the council and that CC can help facilitate next steps. Cllr Aldis asked how

long it needed to be before WTC could come back to CCC- Karen said that this could be done at any time. She agreed that a consultation would help. The WTC application had been called in by a planning officer on the basis that there had been a number of objections.

- V. Karen raised the issue of complaints made by the Brightlingsea Harbour Master regarding jetskiers. There is nothing that can be done from a planning perspective, but it was agreed that a collective approach would help. Karen said that she will bring this to the attention of David King and put pressure on the police to take action.
- VI. Karen raised WTC's list of potential projects with S106 funding. The Town Clerk said she had recently provided a list. Karen asked for this to be sent to her directly. The Town Clerk will update the list and send this to Karen.
- VII. Karen said that WTC has 2 options for the review of the WNP- the council can either start the review now or take more time and work with CCC as they review the Local Plan- this would be CCC's preference. The Town Clerk said that WTC is drafting a Local Nature Plan. Cllr Burke said that the WTC's review would hopefully result in smaller changes that don't require a full review or referendum. Cllr Burke agreed that it would make more sense for WTC to work on the any addendums and then wait for the Local Plan review. Karen said that this is likely to be later this year and be out to WTC early 2024. Karen will provide a link to expected changes following a consultation. Cllr Aldis asked when the next call for sites would be. Karen said that it will be in 2024. More housing is required and any plan will cover up to 2040. The Local Plan should be finalised by winter 2025/6. The government may change the Local Plan format during this time. An out-of-date Local Plan would be susceptible to further development. In her view, the approach to preserving the green belt can't be used forever. The WNP should be reviewed by 2025 with a light touch and minimal consultation.
- VIII. Cllr Andrew raised the matter of development at Croquet Gardens and whether a 60-bed care facility is needed. Cllr Burke said that it is- there will be a care facility at Croquet Gardens or at the Land behind the Fire Station or both, but the developers are still looking at viability. Cllr Andrew also asked about energy compliance. Cllr Guy said that he would share guidance on sustainability requirements.
- IX. Cllr Guy asked if there was an update on the future of Ferry Marsh. Karen said that the matter was now being dealt with by Fiona Shipp at CCC, who she would chase.

Cllr Burke thanked Karen for attending the meeting and giving her time to answer the committee's questions. Karen left the meeting.

P.08.23.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	231084
	Registered	18/07/2023
	Development	Proposed replacement front porch, new rear/side extension and demolition of existing side extension and erection on new side extension.
	Address	3 William Close, Wivenhoe Essex CO7 9JF
	WTC Comment	No comment.

4b	Reference	231548
	Registered	10/07/2023

	Development	Ground floor extension to front for cloakroom & small lounge extension.
	Address	33 Broomfield Crescent, Wivenhoe Essex CO7 9QA
	WTC Comment	No comment

4c	Reference	231727
	Registered	19/07/2023
	Development	Proposed single storey front extension
	Address	59 Heath Road, Wivenhoe Essex CO7 9PX
	WTC Comment	No comment

4d	Reference	231728
	Registered	19/07/2023
	Development	Proposed alterations to rear ground floor door and window.
	Address	26 West Quay, Wivenhoe Essex CO7 9TF
	WTC Comment	No comment

4e	Reference	231742
	Registered	20/07/2023
	Development	Two Storey Rear Extension.
	Address	Cap Pilar Cottage, West Street, Wivenhoe Essex CO7 9DE
	WTC Comment	Comment- It appears to WTC that the applicant has submitted two separate applications (this one and 231423) to replace original application reference 221489 which was withdrawn. We ask that the Conservation Officer is consulted and that the views of neighbours are taken into consideration.

4f	Reference	231786
	Registered	27/07/2023
	Development	Proposed erection of a single storey rear extension and raised terrace
	Address	Hewthorn, Anglesea Road, Wivenhoe Essex CO7 9JR
	WTC Comment	No comment

4g	Reference	231825
	Registered	01/08/2023
	Development	The proposed advertisement application consists of 11 wayfinding posts connecting Colchester City Centre to the University of Essex. The proposed wayfinding interventions will establish a walking trail featuring physical markers that are linked to a dig
	Address	Route to the UoE, St Botolphs Circus, Colchester
	WTC Comment	No comment

4h – Notification of Appeal lodged in respect of Application Number 098406. 11 The Nook, Wivenhoe, Colchester, CO7 9NH. Appeal against Enforcement Notice.

The Town Clerk to submit the following further comment- ‘In addition to previous comments, WTC is aware that there have been repeated reports of anti-social behaviour which has necessitated police attendance’.

4i Notification of Appeal lodged in respect of Application Number 223180 8 Conway Close, Wivenhoe, Colchester, CO7 9RH. Appeal against refusal of planning permission. Noted

4j	Reference	231871
	Registered	08/08/2023
	Development	Retrospective planning application for erection of garage
	Address	2 Ernest Road, Wivenhoe Essex CO7 9LG
	WTC Comment	This application could not be reviewed and will therefore be considered at the next Planning Committee meeting on 5 September which is within the deadline.

P.08.23.005 Planning Decisions: The committee acknowledged the following Planning Decisions:

- 231080
- 231196
- 222365

P.08.23.006 Update from Cllr Boughton: Tendring Colchester Border Community Liaison Group and Tarmac: Cllr Boughton reported than he and Cllr Andrew have joined the liaison group. Next meeting is on 6 September.

P.08.23.007 Set up a working group to consider acquisition of the Land at the Fire Station for allotments: Cllrs Burke and Boughton agreed to form this working group. A meeting was arranged for 25 August.

P.08.23.008 WNP Review: See above

P.08.23.009 Wivenhoe Town Council Strategy: Noted

P.08.23.010 Leisure and Community Services SPD: Noted

P.08.23.011 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 5 September at 7.30pm

P.08.23.012 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 21.23.

PART B

None