



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 6 June 2023 at 7.30pm **Chair Approved**

Present: Cllr Aldis, Cllr Boughton, Cllr Widgery, Cllr Guy and Jo Beighton-Emms (Town Clerk)

Public Questions: None

PART A

P.06.23.001 Apologies for absence: Cllr Burke and Cllr Andrew.

P.06.23.002 Election of Chair and Deputy Chair. This item was deferred until the July meeting. Cllr Boughton proposed that Cllr Aldis chaired this meeting. This was seconded by Cllr Widgery with all in favour.

P.06.23.003 Declarations of interest: None.

P.06.23.004 Minutes of the last meeting: The minutes of the meeting held on Tuesday 11 April 2023 were approved as an accurate record of proceedings by Cllr Boughton who was present at the meeting.

P.06.23.005 Planning Applications: The Committee considered the following planning applications:

4a	Reference	231080
	Registered	03/05/2023
	Development	Outline application for the construction of single house on land adjacent to 29 Rectory Road
	Address	29 Rectory Road, Wivenhoe Essex CO7 9EP
	WTC Comment	Objection:

		<p>WTC supports the comments made by CCC Cllr Burrows in the call-in dated 22 May 2023.</p> <p>Additionally, WTC object on the basis that the application is contrary to SPD Backland & Infill Development document 2009, point 5.4 which states that 'A backland or infill development should make a positive contribution to the character of the existing locality. If a proposal fails to complement or enhance the local area in terms of design, materials, layout, and density planning permission will be refused.'</p> <p>We also refer to point 1.2 which states that 'The adopted SPD is a material consideration in the planning process to which considerable weight will be attached.' WTC expects the appropriate weight to be attached.</p> <p>This application is also contrary to Wivenhoe Neighbourhood Plan Policy WIV 13- the design of infill and backland development on garden sites should reflect 'the character of the surrounding townscape with respect to scale, mass and height of surrounding properties and avoid the appearance of cramming'.</p> <p>The style of the proposed property is incongruent with the established character of surrounding housing. More traffic will be created to an already busy road, and we consider that there would be overlooking of neighbours.</p>
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4b	Reference	231196
	Registered	17/05/2023
	Development	Small extension to the front of the garage, garage conversion and minor alterations to the rear elevation.
	Address	124 High Street, Wivenhoe Essex CO7 9AB
	WTC Comment	Objection

		<p>WTC objects to this application on the basis that we are not confident that the parking provision is sufficient for 2 vehicles, and we request confirmation that the officer is satisfied that current parking stipulations are met.</p> <p>Parking has been lost with the loss of the garage. This property is on a busy road about which WTC receives complaints about parking availability for residents</p>
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4c	Reference	231243
	Registered	22/05/2023
	Development	Construction of residential development (Use Class C3), access, landscaping, public open space, and associated infrastructure works. Resubmission of 210965.
	Address	Land at Broadfields, Wivenhoe Colchester
	WTC Comment	Support WTC support this application subject to confirmation of the cycle provision to Elmstead Road and the southern end of the site.

P.06.23.006 Planning Decisions: The committee acknowledged the following Planning Decisions:

- 230540
- 230568
- 230605
- 230644
- 230743

P.06.23.007 Land at Broadfields - Follow up meeting with Taylor Wimpey- superseded by the submission of application reference 231243.

P.06.23.008 ESS/28/23/TEN- Wivenhoe Quarry. Consultee letter. The councillors considered the correspondence and agreed to get the views of the Chair of the Environment Committee, Cllr Evans to make a representation.

P.06.23.009 WNP Review: No update.

P.06.23.010 Wivenhoe Town Council Strategy: The current strategy is to strengthen the WNP.

P.06.23.011 Leisure and Community Services SPD: The previously circulated monthly report was considered. The councillor agreed that the Town Clerk should send the WTC S106 wish list of projects to the relevant planning officer at CCC.

P.06.23.012 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 4 July 2023 at 7.30pm

P.06.23.013 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 20.40pm

PART B

None