



## Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 5 September 2023 at 7.30pm **Chair Approved**

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Present: Cllr Burke, Cllr Aldis, Cllr Boughton, Cllr Widgery, James Ryan (Planning Manager, Colchester City Council) and M Smart (Admin)

Public Questions: None.

### PART A

P.09.23.001 Apologies for absence: Apologies were given by Cllr Guy.

P.09.23.002 Declarations of interest: None.

P.09.23.003 Minutes of the last meeting: The minutes of the meeting held on 15 August 2023 were proposed by Cllr Boughton, seconded by Cllr Aldis and approved as an accurate record of proceedings. Cllr Widgery abstained as he was not in attendance at the August meeting.

Cllr Burke then introduced James Ryan (Planning Manager, CCC) to the committee. James had been invited to the meeting to discuss refusal of the application by WTC to vary the S106 agreement for use of the Dinghy Park.

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. The WTC application had been called in by a planning officer on the basis that there had been a number of objections. James who presented at the meeting said it was just one of those evenings and sometimes things just don't go to plan, he didn't think there was anything wrong with the previous submission or application and no particular reason to refuse it either but they clearly didn't like it and although on the night he tried to tell Members they could control it as much as they wanted to, they weren't in the mood for putting it on the table and his best suggestion would be to come in with a resubmission in more detail and less broad brush, with a different wording to the clause any purpose other than a dinghy park, i.e., what the space will be used for, list days of use and between what times and be clear that it would be used for dinghy use/water sport equipment use only at all other times. This would hopefully mean that people would be less fearful that the space would take on a life of its own as with clearer detail it would be easier to understand the intended variation of use and purpose representing a middle ground with enough reasonable scope for approval to be considered. This is what you are going to do, and this is what it is going to look like. Think about the hard and fast guarantees you can put in place that don't make it completely unworkable.

Cllr Burke said that in the next newsletter the Council needed to clearly explain the cost to residents of maintaining the Dinghy Park less its minimal return from under occupation and then although there would likely still be some objections, there would hopefully also be a strength of voice in the town

that would support the change of use that CCC Members could see on social media illustrating that there is also support in the town for the initiative to vary the S106 agreement and make better use of the space to help pay for this facility in the town.

Cllr Boughton asked James if he had any information about a request for further information regarding the out of use old concrete run/hard that's under mud/silt build up caused by the Colne Barrier and that WTC are planning to reinvigorate by clearance by volunteers thus preventing that area from silting up and also the pontoon/pearl walk jetty, James confirmed that a member of his team was currently investigating the original documents for planning and legal permissions granted, and that an update would be forthcoming in due course.

Cllr Burke thanked James for attending the meeting and answering the committee's questions. James left the meeting at 8pm.

P.09.23.004 Planning Applications: The Committee considered the following planning applications (The Chair agreed to consider Planning Application reference 232052 which was not on the published agenda):

4a	<b>Reference</b>	231871
	<b>Registered</b>	08/08/2023
	<b>Development</b>	Retrospective planning application for erection of garage
	<b>Address</b>	2 Ernest Road, Wivenhoe Essex CO7 9LG
	<b>WTC Comment</b>	We don't think it should be there, our original would have been to agree with Highways and to have objected, please look at the original previous application 220622 May 2022, which was withdrawn very late, so all comments had already gone including Highways who had objected. Please also view this in context, this was very deliberate because the applicant withdrew consent and months later built it anyway in clear violation of planning laws and that sends a signal to others, they can completely evade planning laws. We find the garage incongruous.

4b	<b>Reference</b>	231894
	<b>Registered</b>	11/08/2023
	<b>Development</b>	Proposed single storey rear extension and addition of roof windows to rear main roof slope.
	<b>Address</b>	2 West Quay, Wivenhoe Essex CO7 9TF

	<b>WTC Comment</b>	We direct the planning officer to note the general comment of the neighbour of which we are supportive and to consider access because access at front of Quay is going to be really difficult.
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4c	<b>Reference</b>	232052
	<b>Registered</b>	30/08/2023
	<b>Development</b>	Proposed erection of new chimney and external walls to be render
	<b>Address</b>	2 Ernest Road, Wivenhoe Essex CO7 9LG
	<b>WTC Comment</b>	No comment.

P.09.23.005 Planning Decisions: None

P.09.23.006 New Allotments Working Group: Update from Cllr Burke.

P.09.23.007 WNP Review: Noted

P.09.23.008 Wivenhoe Town Council Strategy: Noted

P.09.23.009 Leisure and Community Services SPD: Noted

P.09.23.010 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 3 October at 7.30pm

P.09.23.011 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 21.00.

PART B

None