



Wivenhoe Town Council

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

Present: Cllr Burke (Chair), Cllr Aldis, Cllr Widgery, Cllr Hutchings, Cllr Andrew, Cllr Guy, Jo Beighton-Emms (Town Clerk) and two members of the public.

Public Questions: None.

PART A

P.12.23.001 Apologies for absence: Cllr Boughton

P.12.23.002 Declarations of interest: Cllr Burke declared that as a member of WivGigs she is also a member of Wivenhoe Sailing Club. Cllrs Guy and Andrew declared that they are members of Wivenhoe Sailing Club.

P.12.23.003 Minutes of the last meeting: The minutes of the meeting held on 7 November 2023 were proposed by Cllr Guy, seconded by Cllr Aldis, and approved as an accurate record of proceedings.

P.12.23.004 Proposal to extend the Public Pontoon:

The committee considered a design of the proposed extension to the pontoon. Ben Bradley and Sean Kelly explained that they have submitted a pre-planning request to CCC and have received a positive response. In order for the extension to be approved there will need to be a flood risk assessment to consider any health and safety issues. Ben advised that the Marine Management Organisation have confirmed that no licence will be necessary. WSC have some moorings which will need to be moved and fishermen need to be consulted regarding navigational markers. Ben explained that the proposed extension has been redesigned so that it is narrower- thus avoiding the need for the MMO licence. It will now measure 8.4m x 3.5m. Cllr Burke confirmed that the pontoon is currently the maximum length it could be under the current planning approval which was 52m. Sean explained that the extension will allow for extended launch times of approximately 4 hours and therefore provides extended utility of the pontoon. A sinking ramp being added would provide larger vessels to launch and encourage use of the dinghy park- thereby unlocking the potential of the park. He didn't think that jet skiers would use it as they are too heavy nor did he see the use of the pontoon by larger vessels off putting to other users Sean and Ben proposed that their group would like to set up an entity to take on the pontoon and the dinghy park. Cllr Burke asked how the extension would be paid for. Ben said that increased rents on the dinghy park and increased use of the Cooks car park would offset costs.

Cllr Burke asked if they had contacted WSC as she has previously suggested, but this has not yet been done. Cllr Burke also noted that there are possible safety concerns particularly when the Colne barrier is closed. She asked that they could speak to WSC. Ben said that as the asset owner he felt that WTC should make this approach.

Cllr Aldis said that the pre-existing planning conditions would need to be overcome. Cllr Burke agreed and said that the length of the pontoon was a condition as well as the lockable gates. She suggested that the positive response from CCC was following a desk top exercise. Sean asked if planning approval would be necessary and was informed that it would. Cllr Guy commented that if there is an increase in dinghy use and larger vessels with trailers then the area may be congested. Cllr Burke said this potential issue hasn't been thought through. Sean and Ben said that they didn't see this as an issue. Cllr Aldis said that he had concerns that the river has silted up considerably since 2015 and would obviously continue to do so.

Sean explained that a shell company could be set up to manage the pontoon and the dinghy park using the WTC address. This would provide the means to claim back business rates.

Cllr Aldis asked how much the extension would cost as the initial cost of the pontoon was £55,000. The estimate is £12,000 which Ben said could be raised through crowd funding. Cllr Aldis said that there would be additional costs accrued over the course of the project as there were when the pontoon was built and that the first step must be to get the appropriate permissions. Cllr Burke agreed and said that the buy in of the EA was key at the outset of the project.

Ben and Sean confirmed that the current section located as a passing place could not be used as an extension and that a crane would not be needed for the new extension as it will be modular.

Cllr Burke confirmed that the next step would be for this matter to be considered by the Estates Committee.

Ben said that WTC has a duty to provide full value of a community asset and that this is not currently the case.

Ben and Sean left the meeting.

P.12.23.005 Planning Applications: The Committee considered the following planning applications:

5a	Reference	232566
	Registered	07/11/2023
	Development	Proposed Front Porch
	Address	25 Broome Grove, Wivenhoe Essex CO7 9QB
	WTC Comment	No comment

5b	Reference	232601
	Registered	13/11/2023
	Development	Proposed porch extension, roof alterations/additions and first floor balcony
	Address	18 De Vere Close, Wivenhoe Essex CO7 9AX

	WTC Comment	No comment
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5c	Reference	232617
	Registered	15/11/2023
	Development	Proposed first floor extension over garage (resubmission 192725)
	Address	41 Chaney Road, Wivenhoe Essex CO7 9QZ
	WTC Comment	No comment

5d	Reference	232696
	Registered	24/11/2023
	Development	Demolition of Conservatory and Sun Lounge and erection of Single Storey rear extension.
	Address	16 Tower Road, Wivenhoe Essex CO7 9QE
	WTC Comment	No comment

5e	Reference	232684
	Registered	05/12/2023
	Development	Removal of 2 no. 750mm wide doors and 1 no. window & replacement with a single 900mm wide door with 300mm side lights on the ground floor side elevation.
	Address	43 High Street, Wivenhoe Colchester CO7 9AZ
	WTC Comment	Wivenhoe Town Council request that the Conservation Officer is consulted.

P.12.23.006 Planning Decisions: The Councillors considered the following Planning Decisions:

- 231303
- 232390

P.12.23.007 Signage for the Museum: Cllr Aldis reported that the Chapel Museum Sub-Committee would like to erect a sign over the door. The group have discussed a wrought iron sign that will be back-lit. It was agreed that quotes will be obtained.

P.12.23.008 Methodist Church: Cllr Aldis reported that a meeting had been held with the Methodist Church to discuss how WTC could assist with bookings. Churches are closing across the UK and sold on to developers. He explained that the first step to provide protection against a sale would be for the building to be added to the Local List and then pursue the idea of it being purchased as a building of community interest. It was agreed that the Town Clerk would contact the church and make relevant enquiries regarding the Local List. Wivenhoe Society were involved in the creation of the original list and should therefore also be consulted.

P.12.23.009 New Allotments Working Group: Cllr Burke explained that following a meeting with a CCC Planning Officer we are now aware that the developers will be responsible for building an accessible track to the new allotments. This will allow for vehicular access and will include a gate on Colchester Road. The transfer of land document has now been agreed.

P.12.23.010 WNP Review: Cllr Burke reported that the review of the WNP is on hold until the Local Plan is approved by CCC but that she had met with Cllr Evans and Mark Halladay regarding the Local Nature Plan and suggests that this is adopted by WTC in the meantime.

P.12.23.011 Local Nature Plan: See above.

P.12.23.012 Wivenhoe Town Council Strategy: Cllr Burke reported that there has been some confusion over the allocation of S106 funds from the Taylor Wimpey development. A meeting has been held and a response was sent to CCC seeking clarification on the allocation of monies as Wivenhoe Sporting Trust have been agreed an allocation to create sports pitches. However, there needs to be clarity on access and management of these pitches. At the meeting Cllr Cory agreed that an area of land can be transferred from CCC to WTC to locate a new community hub.

P.12.23.013 Leisure and Community Services SPD: Noted

P.12.23.014 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 9 January 2024 at 7.30pm

P.12.23.015 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

PART B

None

The Chair closed the meeting at 21.32.