



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 5 March 2024 at 7.30pm **Chair Approved**

Present: Cllr Burke (Chair), Cllr Widgery, Cllr Andrew, Cllr Aldis, Cllr Guy, Cllr Boughton, Cllr Luxford-Vaughan, ECC Cllr Cory, Mark Halliday (Biodiversity Working Group), Jo Beighton-Emms (Town Clerk) and four members of the public.

Public Questions: Two members of the public requested to speak about their objections to Planning Application reference 240409, Land off Croquet Gardens.

Cllr Burke reminded them that the application received was for outline planning so full details are not yet available.

The first member of the public spoke about his concerns over drainage from the development and the potential for a landfill site to be built on, which could breach current protections. The lake on his land is already subject to constant pollution. He has seen nothing in the plans on measuring water flow and contents of that flow in the planning application.

The second said that he has lived near the proposed development for 20 years and that his main objection was that the layout was larger than that allocated in the WNP. The layout appears to encroach on a designated open space to the north of the site. He has concerns over the need for a care home here when in his view it would make more sense for a care home to be located on the site behind the fire station, which would have better access. There is already considerable traffic on Rectory Road. He also has concerns about the lack of affordable housing and the proximity of the site to the Cricket Club, with the potential for damage caused by cricket balls.

PART A

P.03.24.001 Apologies for absence: Cllr Guy.

P.03.24.002 Declarations of interest: Cllr Andrew declared a pecuniary interest in Planning Application Reference 240409, Land off Croquet Gardens, Wivenhoe. Cllr Luxford-Vaughan declared that she is a member of the Cricket Club.

P.03.24.003 Minutes of the last meeting: The minutes of the meeting held on 9 January 2024 were proposed by Cllr Widgery, seconded by Cllr Andrew, and approved as an accurate record of proceedings.

P.03.24.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	240262
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	Registered	08/02/2024
	Development	Garage Conversion into Granny Flat
	Address	30 Old Ferry Road, Wivenhoe Essex CO7 9SW
	WTC Comment	Comment: Wivenhoe Town Council have concerns over the future usage of the development.

4b	Reference	240283
	Registered	09/02/2024
	Development	Replace existing flat roof
	Address	Elm Cottage, 9 Park Road, Wivenhoe Essex CO7 9NG
	WTC Comment	No comment

4c	Reference	240423
	Registered	26/02/2024
	Development	Removal of Existing Double Storey Side Extension and Partially extend existing Double Storey Rear Extension
	Address	14 Vine Drive, Wivenhoe Essex CO7 9EZ
	WTC Comment	Comment: Wivenhoe Town Council requests that the views of neighbours are considered.

CLlr Andrew left the meeting whilst the following application was considered.

4d	Reference	240409
	Registered	23/02/2024
	Development	Outline Application with all matters reserved except Access for the Erection of 25no. Bungalows, a 60no. Bed Care Home (C2 use), Car Park for Cricket Club/Allotments and associated Estate Roads
	Address	Land off, Croquet Gardens, Wivenhoe Colchester
	WTC Comment	Comment:

	<p>WTC have considered this planning application and have the following concerns/observations:</p> <ol style="list-style-type: none">1. The boundary shown in the site drawings falls outside of the boundary in the Wivenhoe Neighbourhood Plan ('WNP'), for example, the site appears to be closer to the lake and the car park area is not included in the WNP.2. The boundary is non-negotiable, and we ask that the layout is redesigned so that the boundary complies with the WNP.3. WTC suggests that this could be achieved with smaller gardens and/or a communal garden.4. We understand that the road which runs through the middle of the site cannot be moved.5. The care facility could be redesigned as it appears to overlap with the contamination site. The old land fill area is also a concern. We appreciate that market forces will determine the size of the facility.6. The environmental and contamination enquiries and reports need to be taken further than would normally be expected given the location.7. We note that there is only one semi-detached property and query this.8. Affordable homes must be included.9. There is no information provided at this stage for an assessment on whether drainage is sufficient. Attenuation details also need to be included.10. Flooding in this area is a concern- please provide figures for the flow rate before and
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		<p>after development. We would like to see a drainage strategy.</p> <p>11. Please advise if nets for the cricket club will be installed.</p> <p>12. We cannot see a route for a path which will connect this site to Henrietta Way. This is as per the WNP.</p>
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Cllr Andrew returned to the meeting.
Two members of the public left the meeting.

4e	Reference	240433
	Registered	28/02/2024
	Development	Proposed loft conversion with the addition of rooflights to the front and box dormer to the rear elevation
	Address	9 Colne Terrace, Park Road, Wivenhoe Essex CO7 9ND
	WTC Comment	Comment: Wivenhoe Town Council requests that the views of neighbours are considered.

4f	Reference	240400
	Registered	04/03/2024
	Development	Installation of Air Source Heat Pump at ground level
	Address	26 West Quay, Wivenhoe Essex CO7 9TF
	WTC Comment	No comment.

P.03.24.005 Planning Decisions: The Councillors considered the following Planning Decision:

- 232763

P.03.24.006 Planning Appeal Lodged- Planning appeal reference number 232384 was considered.

P.03.24.007 Land behind the Fire Station- Update from Cllr Burke (This item was covered after item P.03.24.003)

Cllr Burke reported that she had meet with representatives from Cala Homes, with the Town Clerk and Cllr Andrew. Outline planning for the application had been received in January. The option remains for a care facility at this site or at the development at Croquet Gardens. Cala Homes have purchased the land for the residential housing but not the land for the care facility- this remains with Manor Oak. Manor Oak have confirmed that to date there has been no sale. Care facility providers are unhappy with the location of the site which is at the back of the development (furthest from the road). It may be that another residential facility would be considered for this site (Class C2- e.g assisted living, residential school, college). The wording of the WNP states up to 30 beds, however, this is not in the policy. And the numbers reflect the age demographic of the town at the time the WNP was drafted.

It was a positive meeting. Cala Homes confirmed that they will build the access road to the new allotments. The company is environmentally conscientious with all homes to have air source heat pumps, EV points and bat/bird boxes. The company also have a community pledge.

P.03.24.008 Call for Sites- Colchester City Council Local Plan

Cllr Luxford-Vaughan presented her review of the sites and their location in relation to the WNP. Five sites have been identified- the coalescence break, river Colne special character area, wildlife, and special interest sites and SSSI will be cited in WTC's response. The WNP is the best defence. Mark Halladay will be assisting in the response, with strategic context and how the sites would affect the planned connectivity in the LNP and the biodiversity zone. The final response will be submitted to relevant CCC officers, following which a meeting with them will be requested.

Cllr Cory thanked Cllr Luxford-Vaughan and Mark Halladay. He confirmed that CCC officers will be meeting with councils.

One member of the public, Mark Halladay and Cllr Luxford-Vaughan left the meeting.

P.03.24.009 Planning Committee Terms of Reference: These were deferred to the next meeting. The Town Clerk will share a draft.

P.03.24.010 Application for a Village Green: An application was submitted but following enquiries made with relevant officers at ECC, WTC were advised that the application wasn't valid.

One member of the public left the meeting.

P.03.24.011 New Allotments Working Group: Update from Cllr Burke: Cllr Burke reported that as agreed with Cala Homes, they will build the road to the allotments which will be gated at Colchester Road.

P.03.24.012 WNP Review– Update from Cllr Burke. No update.

P.03.24.013 Local Nature Plan and working with local developers- Update from Mark Halladay

Mark Halladay reported that the LNP is being drafted in line with the WNP policies. Policies in the LNP will reflect the WNP. The draft will be circulated.

P.03.24.014 Wivenhoe Town Council Strategy: How to influence planning decisions. It was agreed that continued engagement with CCC planning officers and developers is the best course of action to influence planning outcomes.

P.03.24.015 Leisure and Community Services SPD: Cllr Burke reported that no update has been received to date on the S106 monies from the Taylor Wimpey development.

P.03.24.016 Date and time of next meeting: It was agreed that the next meeting will be held on Tuesday 2 April 2024 at 7.30pm

P.03.24.017 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 21.33.