



## Wivenhoe Town Council

**MINUTES** of the Planning Committee Meeting held on Tuesday 2 April 2024 at 7.30pm **Chair Approved**

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

Public Questions: A member of the public asked which care home providers are interested in the two available sites for care homes and what views the committee members have on the size of a home and a location. He also asked if any of the councillors had a conflict of interest relating to care providers and care facilities. (Cllr Andrew left the meeting room).

Cllr Burke explained that a care facility will be for 30 places. At the time the WNP was drafted this was an estimation but the current market will determine the number of places provided. There are 2 possible sites- behind Croquet Gardens or behind the Fire Station. The housing developers are not providing the care facility- the land for either site will be sold separately. With regards to the site at Croquet Gardens, the councillors are not privy to any discussions about care providers even though they have met with the developer to discuss the site. One hectare of land has been allocated for a care facility at this site and it would be financially viable for a 60-bed facility on this site. But WTC has no idea which providers are interested if any. Cllr Burke considers that the current market lends itself to a 60-bed facility and it will be the market which determines the choice and best site of the two available. There is no choice on this as a care facility is in the WNP. The Planners at CCC will decide on the planning application but not which site is the best option. Both sites are classified as class C2 and there will be separate planning application for a care facility.

Cllr Burke explained that there are no conflicts of interest.

Cllr Aldis said that the focus is on the developers for the housing and then providers will be found for a care facility. It may be that it is commercially sensitive to discuss which providers are in discussions. He suggested that the member of the public looks at the outline planning documents for Croquet Gardens which are available on the CCC website. Since these were submitted, WTC have met with VB Homes and provided feedback on the site layout. WTC are also liaising with CCC planning officers.

Mark Halliday explained that matters raised with Tarmac about this site will be covered under Part B of this meeting as for now the discussions are confidential.

Cllr Andrew returned to the meeting.

Cllr Burke explained that if the application for the land behind Croquet Gardens is 'called in' this means that it will be considered by the CCC Planning Committee, rather than just a planning officer alone. Cllr Aldis explained that the CCC councillors have the opportunity to call in a certain number of applications per year.

PART A

P.04.24.001 Apologies for absence: Cllr Widgery.

P.04.24.002 Declarations of interest: Cllr Andrew declared a pecuniary interest in the Land behind Croquet Gardens, (He declared this and left the meeting room at public questions.)

P.04.24.003 Minutes of the last meeting: The minutes of the meeting held on 5 March 2024 were proposed by Cllr Boughton, seconded by Cllr Aldis, and approved as an accurate record of proceedings.

P.04.24.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	240540
	Registered	12/03/2024
	Development	Single storey front porch extension
	Address	62 Heath Road, Wivenhoe Essex CO7 9PU
	WTC Comment	No comment

4b	Reference	240691
	Registered	27/03/2024
	Development	Proposed single storey rear extension, demolish existing conservatory and porch. Proposed new porch.
	Address	4 Elm Grove, Wivenhoe Colchester CO7 9AY
	WTC Comment	No comment

P.04.24.005 Planning Decisions: The Councillors considered the following Planning Decision:

- 240176
- 240283
- 240091

P.04.24.006 Planning Committee Terms of Reference: Draft previously circulated. The updated Terms of Reference were agreed by the committee.

P.04.24.007 New Allotments Working Group: Cllr Burke reported that there is no further update on the transfer of land for the new allotments. A meeting is being held with Cala Homes on 3 April 2024. Cllr Boughton asked that infrastructure for the build is asked about.

P.04.24.008 WNP Review– Cllr Burke reported that there is no further update. There is an online update from CCC on the Local Plan on 10 April.

P.04.24.009 Local Nature Plan and working with local developers- Update from Mark Halladay

Mark reported that the WG are working with the developers to draw out components that could be included in the LNP. A technical group has been formed. One of the suggestions which came out of the workshop and survey last summer was that WTC should be taking the lead on nature recovery.

Mark is reviewing the WNP to see what is included already on land use and actions for nature recovery.

The WG are also looking at the landscape surrounding the settlement area. The survey indicated that the rural feel of the town was important to residents and the WNP needs to say more about how to enhance and preserve this. Next will be discussion on what a landscape strategy it and how can this contribute to the planning process. Also, how will this support nature recovery.

Mark would like support on;

I. how the LNP can be built into the WNP. Cllr Burke said that some policies in the WNP are unclear but there are now higher expectations on developers. Cllr Aldis said that the LNP will inform the WNP and it can be adopted as policy which means that it would be a material planning consideration, giving it weight and provision of protection for sites. Landowners can sell sites for biodiversity net gain credits and need to be registered . On the online session with CCC, these possible sites could be discussed. Landowners can be involved and can have sight of the LNP. The LNP is a building block to secure sites as ecological assets. It should be appended to the WNP as soon as is possible. Cllr Guy said that once the draft is done the committee can review it,

II. how to draft a landscape strategy from James Ryan, CCC.

III. Sharing information on how the landscape is an economic asset and that most of it to be included in the strategy will be outside of Wivenhoe.

Cllr Burke suggested that he contacts Sandra Scott and Karen Syrett, CCC

Mark reported that he is trying to get an answer about some gaps that have appeared in the hedging to the Taylor Wimpey site.

Taylor Wimpey has produced a local ecology management plan. Vaughan & Blyth (developers for land behind Croquet Gardens) have not produced a plan in their outline planning application and Mark will therefore contact James Ryan, CCC. Cllr Burke asked to be copied in to any correspondence.

P.04.24.010 Wivenhoe Town Council Strategy; How to influence planning decisions. No update.

P.04.24.011 Leisure and Community Services SPD: Monthly report circulated by separate cover. Cllr Burke reported that there is no further update on available S106 funds but there is a disconnect at CCC between officers. Projects have been earmarked in the S106 agreements for the forthcoming developments.

P.04.24.012 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 7 May 2024.

P.04.24.013 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

PART B

P.04.24.014 Update from Mark Halladay – Tarmac meeting. The Town Clerk holds a separate note of this part of the meeting

The Chair closed the meeting at 21.28.