



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 7 May 2024 at 7.30pm **Chair Approved**

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

Public Questions: A member of the public who manages the Rose & Crown pub on the Quay, asked if WTC could help with getting the area outside of the Rose & Crown resurfaced. The road is in a poor state of repair and there was a very unfortunate issue with a disabled member of the public whose wheelchair got stuck in a deep pothole. Cllr Boughton said that this area of road is managed by Essex Highways. Cllr Burke said that she has a meeting coming up with ECC Cllr Mark Cory and she will raise this matter. She suggested that he contact Cllr Cory directly too and asks Greene King to also make representations.
This member of the public left the meeting.

PART A

P.05.24.001 Apologies for absence: Cllr Andrew and Cllr Aldis.

P.05.24.002 Declarations of interest: Cllr Hutchings declared that he knows the applicant for Planning Applications at 4c and 4d on this agenda.

P.05.24.003 Minutes of the last meeting: The minutes of the meeting held on 2 April 2024 were proposed by Cllr Guy, seconded by Cllr Hutchings, and approved as an accurate record of proceedings.

P.05.24.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	240659
	Registered	08/04/2024
	Development	Application to convert garage to a bedroom/study.
	Address	40 Parkwood Avenue, Wivenhoe Essex CO7 9AN
	WTC Comment	No comment

4b	Reference	240730
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	Registered	09/04/2024
	Development	Garage conversion, first floor front extension and addition of cladding to the front elevation. Insertion of obscure glazed window to first floor side elevation to serve en suite bathroom.
	Address	40 Belle Vue Road, Wivenhoe Essex CO7 9LD
	WTC Comment	No comment

4c	Reference	240792
	Registered	16/04/2024
	Development	Replacement of three decaying windows at second floor.
	Address	Prices House, Bethany Street, Wivenhoe Essex CO7 9TS
	WTC Comment	Wivenhoe Town Council requests that this application is referred to the Conservation Officer

4d	Reference	240794- Listed Building
	Registered	16/04/2024
	Development	Replacement of 3 decaying windows at second floor
	Address	Prices House, Bethany Street, Wivenhoe Essex CO7 9TS
	WTC Comment	Wivenhoe Town Council requests that this application is referred to the Conservation Officer

P.05.24.005 Planning Decisions: The Councillors considered the following Planning Decisions:

- 240400
- 240423
- 240433
- 240540
- 240262

P.05.24.006 CCC Settlement Boundary Review: Cllr Burke reported that a response has been submitted to CCC following the Call for Sites. A meeting has been arranged with CCC officers for 6 June at 1pm. This will include site visits.

P.05.24.007 New Allotments Working Group: No update.

P.05.24.008 WNP Review: Cllr Burke reported that a meeting had been held with VB Homes and officers from CCC regarding the proposed development at Croquet Gardens. Comments made by WTC on the outline planning application were considered and it was acknowledged that a meeting had been held shortly after the WTC comments were made so some of the concerns had already been allayed.

The main issue was the footprint of the proposed development which WTC were concerned was not compliant with the WNP. VB Homes explained that measurements in the WNP was incorrect and having investigated the site they will be sending their findings to CCC. We will wait for CCC's response on this. Further WTC comments were discussed. VB Homes clarified that ecological investigations had been conducted and there were not concerns about contamination. This has been confirmed with CCC.

Viability was an issue for VB Homes, mainly because of BNG which has now come into effect. On 24 properties this BNG is £286k, plus they have to now provide 30% affordable housing. They feel that these are exceptional circumstances, and these demands should be waived. This is a decision for CCC but as far as WTC is concerned there is no room for manoeuvre, particular on S106 funds for the community. Once we hear back from CCC on these matters further comments can be posted. Simon Cairns, CCC, had explained at the meeting that BNG is a national policy and Cllr Burke had also commented that there is also the sale of the land for the care facility which is high value. They must meet the WNP.

The transfer of land to WTC had also been discussed at the meeting. It has already been agreed that the wording for the land for allotments will be changed to allow for a meadow or orchard as there already new allotments being provided. John Miles, CCC, confirmed that this wouldn't be a problem. It is a concern that WTC will also be subject to BNG because of the land allocated for a car park. This needs to be considered further with perhaps an agreement that there is no time deadline set for the car park to be provided. This was agreed by the committee.

Cllr Mark Cory has gone on record to say that he will be 'calling in' this application. Cllr Burke will update him on this meeting.

P.05.24.009 Local Nature Plan and working with local developers- Update from Mark Halladay

- I. MH would like VB Homes to consider managing the site known as 41 acres as a nature reserve: it has not been managed for some time and the original grasslands are being destroyed. Taylor Wimpey now has an Local Ecology Management Plan. It was agreed that this would be reasonable with contact with VB Homes to be made as soon as possible.
- II. The LNP is being considered by the Biodiversity Group on 10 June and Mark will report back at the July Planning Committee meeting. Cllr Burke suggested that it should also be shared with the Environment Committee. Cllr Boughton said that the Essex Flood Team will be assessing the lake at the neighbouring property as there had been reports of contamination. Mark said he will nominate someone from the Biodiversity WG to get involved.
- III. Mark chased the FOI to ECC re Tarmac. Town Clerk to action.

- IV. There is an online conference on 16 July about the different ways that landowners can get income for doing nature recovery on their land. The Town Clerk will arrange the booking.
- V. Mark would like to be involved in meetings with developers about the Elmstead Road site. Cllr Burke said that a meeting will be arranged soon for the committee. The council needs to firstly consider the wording for the transfer of land under S106 for the cemetery to ensure that we have options for its use.

P.05.24.010 Wivenhoe Town Council Strategy: How to influence planning decisions. No update.

P.05.24.011 Leisure and Community Services SPD: Monthly report circulated by separate cover. The Town Clerk to arrange a meeting for an update.

P.05.24.012 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 4 June 2024.

P.05.24.013 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

None

The Chair closed the meeting at 21.02.