



Wivenhoe Town Council

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

Present: Cllr Burke, Cllr Widgery, Cllr Hutchings, Cllr Guy, Cllr Andrew, Cllr Luxford-Vaughan, Jo Beighton-Emms (Town Clerk) and 4 members of the public.

Public Questions:

A member of the public spoke about Planning Application Reference 241152. She expressed her concern that the development will be overcrowded and look crammed. There will also be an issue for the neighbours with loss of light and noise. The development has a large footprint and there is loss of biodiversity. She also expressed concerns about parking issues and sight lines on what is a tight corner. She noted that a tree had been cut down to provide access to the garage. That garage is now being demolished.

A member of the public asked if there was an update on the development at Croquet Gardens, in particular the size of the care home as there is, he considered, ambiguity about the potential number of beds. If the market determines the location of the home, does it determine the size. Also, he wanted to know how WTC's Planning Committee would assist CCC on these decisions- and on matters such as traffic, facilities and the impact.

At this point Cllr Burke said that she would like to speak about the allegations being made about her and the fact that it is claimed that she has an interest in the care facility. She has been made aware that emails on this are still circulating and yet no one making the allegations has contacted the Monitoring Officer. Cllr Burke wanted to assure everyone that she has no interest in the care facility and will be contacting the Monitoring Officer herself on the matter.

Cllr Luxford-Vaughan reported that information is available on the CCC Planning Portal. There are concerns about the boundary on this site but that the development must of course meet with the WNP. Additional information also needs to be provided on the Suds and Cllr Luxford-Vaughan will be attending a meeting to ensure that they are compliant. Independent advice is being sought on the viability – there is still lots of information outstanding, and the issues to be resolved are being worked on by CCC officers. The development won't be agreed unless it meets with the WNP and material planning grounds. Cllr Luxford-Vaughan referred to WNP point 16.3.4 which does not specify the number of beds at a new care facility. Two were asked for in the WNP and the market will determine the location. It is for the developers to sell the land. A 60-bed care facility would seem be more viable. Regarding the site at the fire station, it is not for WTC to determine whether there will be a care facility here- the land for it still needs to be sold.

A further member of the public reported that he had raised an objection to the Croquet Gardens application and included photos, but these have been removed from the CCC portal. He said that contamination from the Tarmac site remains an issue and that there is clear evidence on the developer's site that there is contamination. Also, that there are plans to remove the permissive route around the cricket pitch which is used by many. Cllr Luxford-Vaughan said that she

would look into the matter of the photos. She said that CCC are being informed by the developers that they have carried out extensive surveys – the issue with contamination from the Tarmac site is a wider matter than the planning application which should be separate from the Croquet Gardens planning application. Cllr Luxford-Vaughan said that the MOP could be invited to the Suds meeting.

PART A

P.07.24.001 Apologies for absence: None.

P.07.24.002 Election of Chair and Deputy Chair: Cllr Guy proposed that Cllr Luxford-Vaughan is the Chair of the Planning Committee. This was seconded by Cllr Widgery with all in favour.

Cllr Luxford-Vaughan proposed that Cllr Burke is Deputy Chair of the Planning Committee. This was seconded by Cllr Guy with all in favour.

P.07.24.003 Declarations of interest: None. Cllr Burke confirmed that she has no interest in the application for Croquet Gardens and will be contacting the Monitoring Officer.

P.07.24.004 Minutes of the last meeting: The minutes of the meeting held on 4 June 2024 were proposed by Cllr Hutchings, seconded by Cllr Widgery, and approved as an accurate record of proceedings.

P.07.24.005 Planning Applications: The Committee considered the following planning applications:

5a	Reference	241152
	Registered	04/06/2024
	Development	Demolition of a garage and erection of single dwelling
	Address	Land between, 49 Park Road and 126 High Street, Wivenhoe Colchester CO7 9LX
	WTC Comment	Objection WTC objects to this applications for the following reasons: <ol style="list-style-type: none">1. We consider that the sites will be overdeveloped and overbearing2. The property will be overlooking neighbouring properties.

		<p>3. Views of neighbours must be considered</p> <p>4. There will be loss of permeable land.</p> <p>5. There will be loss of biodiversity- the baseline data being referred to is not the true original. The site had already been cleared of vegetation.</p> <p>6. The development will be in contravention of WNP Pol WIV 13 (Infill and Backland Development on Garden Sites) which states that: <i>'Within the settlement boundary proposals must comply with all the following criteria: (i) Ensure that the design of the proposed development reflects the character of the surrounding townscape including respecting the scale, mass and height of surrounding properties and avoid the appearance of cramming'.</i> And the CCC Backland & Infill Development, Supplementary Planning Development document which states: <i>At 5.4 'A backland or infill development should make a positive contribution to the character of the existing locality. If a proposal fails to complement or enhance the local area in terms of design, materials, layout and density planning permission will be refused'.</i></p> <p>7. Parking is an issue in that although 2 spaces will be provided there is insufficient clearance space with the neighbour's parking allowed for.</p> <p>8. Vehicular access to the road is a safety concern.</p>
--	--	--

		<p>9. The property is stated as 1.5 storeys. This is incorrect as it is 2 storeys high.</p> <p>10. The applicant previously removed a mature oak tree on Rebow Road stating that it was to allow for access to the garage. This garage is now being demolished and so the reason given for the removal of the oak was false.</p>
--	--	--

It was agreed that CCC Cllrs Kelly and Cory would be contacted and asked if they could call in this application.

5b	Reference	241237
	Registered	17/06/2024
	Development	Erection of single storey rear extension (following partial demolition of the rear wall of the existing extension), replacement slate roof on existing extension, new velux rooflight within main roof.
	Address	8 Field Way, Wivenhoe Colchester CO7 9HG
	WTC Comment	No comment

P.07.24.006 Planning Decisions: The Councillors considered the following Planning Decisions:

- 240936
- 240691

P.07.24.007 Appeal Lodged: Planning Application Reference 232118- Noted

P.07.24.008 Local Plan Review: Placemaking Consultation: It was agreed that Cllr Andrew would work on a draft response and share with the councillors.

P.07.24.009 New Allotments Working Group: No update.

P.07.24.010 New Cemetery Working Group: No update. Town Clerk to chase land agents again.

P.07.24.011 Travel & Transport Sub-Committee: Cllr Andrew reported that a meeting had been held on 26 June. The Terms of Reference are being updated as this was previously a Working Group. Another meeting will be held soon to agree them.

Cllr Guy said that there are a number of projects which the sub-committee are looking at are third party schemes and come under the remit of CCC and ECC. Cllr Andrew confirmed that the sub-committee will initiate projects but not be responsible for delivering them. Cllr Luxford-Vaughan asked for information to be shared on the Sunshine Coast project. She confirmed that the station access project has been chased.

P.07.24.012 WNP Review: No update.

P.07.24.013 Local Nature Plan Update: No update

P.07.24.014 Wivenhoe Town Council Strategy: To no longer be included on the agenda.

P.07.24.015 Leisure and Community Services SPD: The Town Clerk confirmed that she had attended an online meeting with the appropriate officer and was waiting on updated figures for S106 funds.

Cllr Luxford-Vaughan suggested that a rota is set up for councillors to attend Wiv Soc meetings. The Town Clerk will contact Dilly Meyer.

Cllr Luxford-Vaughan suggested councillor training via CCC. The Town Clerk will contact Simon Cairns, CCC.

P.07.24.016 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 6 August 2024.

P.07.24.017 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 21.08.