



WIVENHOE TOWN COUNCIL

Town Mayor: Cllr. Denise Burke~ Town Clerk- Jo Beighton-Emms

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24 September 2024

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 1 October 2024 at 7.30pm, for consideration of the business set out below.

Yours faithfully,

Jo Beighton-Emms
Town Clerk

AGENDA

A reminder to the Chair to notify attendees of the location of the fire exit and the assembly point by the WTC noticeboard located at the front of the Council Offices.

Public Questions: are invited prior to the start of the meeting for a maximum of 10 minutes and limited to 3 minutes per person at the discretion of the Chair.

PART A

- Apologies for absence:** To receive apologies and for councillors to accept those apologies.
- Declarations of interest:** To receive any pecuniary and non-pecuniary interests relating to items on the agenda.
- Minutes of the last meeting:** To approve the minutes of the meeting held on 3 September 2024.
- Planning Applications:** To consider the following planning application received from the Planning Authority below:

4a	Reference	241878
	Registered	16/09/2024
	Development	Replacement Garage with bedroom over
	Address	2 Victoria Close, Wivenhoe Essex CO7 9PL

4b	Reference	241907
	Registered	19/09/2024
	Development	Demolition of part of existing and construction of first floor side and rear extensions. Addition of single storey rear extension.

	Address	14 Elm Grove, Wivenhoe Essex CO7 9AY
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5. **Planning Decisions:** To consider the following planning decisions received from the Planning Authority below:

5a	Reference	241455
	Registered	15/07/2024
	Development	Proposed loft conversion with dormers.
	Address	New House, Anglesea Road, Wivenhoe Essex CO7 9JR
	WTC Comment	No comment
	Decision Issued	Approve Conditional

5b	Reference	241507
	Registered	23/07/2024
	Development	Application for prior notification of proposed development by telecommunications code systems operators.
	Address	Land at, Ballast Quay Farm, Ballast Quay Road, Wivenhoe Colchester CO7 9JT
	WTC Comment	<p>Objection:</p> <p>WTC strongly object to the erection of this cell tower. It's suggested location is in the river Colne Special Character Area and the Coastal Protection Belt. It is also on the edge of a Site of Special Scientific Interest and the Colne Estuary European Protected Site. The base station and tower are both completely incongruent and ugly visual elements in this landscape, which is an open field overlooking possibly the best views of the Colne estuary in the town.</p> <p>The potential negative ramifications this development could bring to the local ecosystem and the community at large are very significant. It is pivotal that we prioritize its protection to uphold our community's ecological richness and diversity and treasured views.</p> <p>We note that no ecological studies accompany this application. Instead of a full spectrum of potential impacts on the local ecology and hydrology systems the site-specific information simply dismisses any issues by saying the SSSI is 250 metres away.</p> <p>It is claimed the social and economic benefits will outweigh the environmental considerations, yet there is no new development in the area, and it is unlikely there ever will be given its designations. We suggest the social and economic values have been grossly exaggerated. As has the ability of the tower to be capable of an acceptable assimilation into the 'street scene'.</p>

		<p>Also, this report appears to conclude that there isn't an issue with its location, only 220 metres from the primary school, because they didn't respond to the consultation. It would be reasonable however to assume that the schools main concern should be the harmful impacts of long-term exposure to radiation, which isn't allowable as a material consideration to applications of this nature anymore.</p> <p>Community Engagement should be about organizing forums and discussions to collect input and concerns from community members, thus fostering a transparent and inclusive decision-making process. That then leads to producing delineating strategies to mitigate potential environmental impacts. Additionally, we note that the application does not include any maps showing the anticipated levels of RF energy around the school, or the alignment of the microwave dish. This we believe should be mandatory for applications of this nature.</p> <p>The alternative site considerations dismiss other less damaging sites because they are remote from services that are needed to install and service them. As essentially a cost ground this shouldn't then lead to the significant environmental costs proposed.</p> <p>In conclusion, we trust Colchester City Council will give this matter the serious consideration it warrants, with a view to safeguarding the community's environmental assets for current and future generations and reject this application.</p>
	Decision Issued	Prior Approval Required (Refused)

5c	Reference	241510
	Registered	23/07/2024
	Development	Installation of new pitched roof outbuilding to the rear garden
	Address	14 Vine Drive, Wivenhoe Essex CO7 9EZ
	WTC Comment	No comment
	Decision Issued	Approve Conditional

- 6 **Travel & Transport Subcommittee:** Update from the Chair
- 7 **New Allotments Working Group:** Update from Cllr Burke.
- 8 **New Cemetery Working Group:** Update from Cllr Burke.
- 9 **WNP Review**– Update from Cllr Burke.

10 Local Nature Plan Update

11 Leisure and Community Services SPD: Monthly report circulated by separate cover.

12 Date and time of the next meeting: To be agreed that the next meeting will take place at 7.30pm on Tuesday 5 November 2024.

13 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.