



## Wivenhoe Town Council

**MINUTES** of the Planning Committee Meeting held on Tuesday 13 August at 7.30pm **Chair Approved**

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Present: Cllr Burke, Cllr Widgery, Cllr Hutchings, Cllr Andrew, Cllr Luxford-Vaughan, Jo Beighton-Emms (Town Clerk) and 2 members of the public.

Public Questions: A member of Wivenhoe Society said that the group would like to comment on the Local nature Plan and wanted to know why a draft hadn't been circulated. She would like to see in the LNP plans for a tree warden or representative as mentioned in the WNP. This would be someone who will record the number of trees, look at lapsed preservation orders and decide on areas for new trees to be planted. Mark Halladay (Biodiversity WG) reported that Cllr Evans has been in contact with CCC about the scheme for tree wardens which has lapsed and the Biodiversity WG are going to do an audit of trees in Wivenhoe.

Regards the LNP, Mark reported that the timescale and process need to be discussed as comments are needed from both the Planning Committee and the Environment Committee. The LNP needs more work on the WNP sections. Cllr Luxford-Vaughan said that the Local Plan will be reviewed by early 2025. The councillors discussed the current draft and the landscape area to be covered, which should be extended in view of the Garden Community development. Mark Halladay said that there was a rationale to the areas marked within the boundary in the draft – they are where people in Wivenhoe take leisure. Cllr Luxford-Vaughan said that the boundary should be extended to the north. Mark said that CCC have been relaxed about the boundary marked for the LNP wider than the boundary for the WNP. Cllr Evans has contacted neighbouring parishes for their input- only Elmstead PC has responded to date. Mark suggested that the next Environment Committee is postponed as he will not be able to attend and discuss the LNP- both Planning and Environment need to be consulted soon. Cllr Burke said that the timetable should be that WTC adopted the LNP as a policy once it has been agreed. It would then be 'weaved' into the Wiv Pols in the WNP but the review of the WNP can't be actioned yet as this is dependent on the local plan. Cllr Andrew said that he would like to include a Travel & Transport plan too. The LNP will be adopted as part of the reviewed WNP. Cllr Luxford-Vaughan mentioned that she will respond to the CCC Scoping Document.

Members of the public left the meeting. The Town Clerk will contact Mark Halladay to discuss the timetable for the LNP.

### PART A

P.08.24.001 Apologies for absence: Cllr Guy. The apologies were agreed.

P.08.24.002 Declarations of interest: None.

P.08.24.003 Minutes of the last meeting: The minutes of the meeting held on 2 July 2024 were proposed by Cllr Widgery, seconded by Cllr Hutchings, and approved as an accurate record of proceedings.

P.08.24.004 Planning Applications: The Committee considered the following planning applications:

4a	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.</p>
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		<p>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>
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P.08.24.005 Planning Decisions: The Councillors considered the following Planning Decisions:

- 240697
- 240932
- 241130
- 241237

Cllr Burke raised some matters that had been brought to her attention and that my need to be reported to Planning Enforcement, CCC. It was agreed that the Town Clerk would make appropriate enquiries.

P.08.24.006 Appeal Upheld 232384:Noted

P.08.24.007 Travel & Transport Sub-Committee: The group are considering traffic calming options for Wivenhoe, such as raised tables, mini roundabouts and crossings and other measures. They are also looking at obtaining SIDS.

P.08.24.008 CCC Draft Recycling & Waste Strategy: The Town Clerk will share the survey again on social media and encourage residents to complete it. The councillors discussed the fact that a 'one size fits all' solution for Wivenhoe is not an option. The Town Clerk will contact the appropriate officer at CCC.

P.08.24.009 New Allotments Working Group: No update.

P.08.24.010 New Cemetery Working Group: No update.

P.08.24.011 WNP Review: No update.

P.08.24.012 Local Nature Plan Update: See Public Questions

P.08.24.013 Leisure and Community Services SPD: Noted

P.08.24.014 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 3 September 2024.

P.08.24.015 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 20.58.