



WIVENHOE TOWN COUNCIL

Town Mayor: Cllr. Denise Burke~ Town Clerk- Jo Beighton-Emms
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30 October 2024

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 5 November 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 1 October 2024.
- Planning Applications:** To consider the following planning application received from the Planning Authority below:

4a	Reference	241981
	Registered	30/09/2024
	Development	Insertion of 2 No rooflights in existing roof for loft conversion
	Address	9 Colne Terrace, Park Road, Wivenhoe Essex CO7 9ND

4b	Reference	242008
	Registered	04/10/2024
	Development	Porch extension with garden wall. Replacement of pitched roofs over existing rear single-storey elements

		with new flat sedum roofs. The addition of vertical cladding and new render over specified existing walls.
	Address	Woodlands, 2 De Vere Close, Wivenhoe Colchester CO7 9AX

4c	Reference	242068
	Registered	22/10/2024
	Development	Proposed Extensions, Modifications & New Outbuilding
	Address	20 Woodland Way, Wivenhoe Essex CO7 9AT

5. **Planning Decisions:** To consider the following planning decisions received from the Planning Authority below:

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	<p>Objection</p> <p>WTC objects to this applications for the following reasons:</p> <ol style="list-style-type: none"> 1. We consider that the sites will be overdeveloped and overbearing 2. The property will be overlooking neighbouring properties. 3. Views of neighbours must be considered 4. There will be loss of permeable land. 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. 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> 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. 8. Vehicular access to the road is a safety concern.

		<p>9. The property is stated as 1.5 storeys. This is incorrect as it is 2 storeys high.</p> <p>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>
	Decision Issued	Approve Conditional

5b	Reference	241937
	Registered	23/09/2024
	Development	Erection of 11.00sqm basement extension Erection of 11.00sqm Ground floor rear extension Demolition of existing 7.00sqm WC/Porch
	Address	130 High Street, Wivenhoe Colchester CO7 9AF
	WTC Comment	Comment: WTC requests that the views of neighbours are considered.
	Decision Issued	Approve Conditional

6 **Travel & Transport Subcommittee:** Update from the Chair

7 **Budget for 2025/6**

8 **New Allotments Working Group:** Update from Cllr Burke.

9 **New Cemetery Working Group:** Update from Cllr Burke.

10 **WNP Review**– Update from Cllr Burke.

11 **Local Nature Plan Update**

12 **Leisure and Community Services SPD:** Update from James Ryan, CCC.

13 **Date and time of the next meeting:** To be agreed that the next meeting will take place at 7.30pm on Tuesday 3 December 2024.

14 **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.