



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 3 December 2024 at 7.30pm **Chair approved**

Present: Cllr Luxford-Vaughan (Chair), Cllr Widgery, Cllr Guy, Cllr Andrew, Cllr Guy, Jo Beighton-Emms (Town Clerk) and one member of the public from the Biodiversity Working Group.

Public Questions: None

PART A

P.12.24.001 Apologies for absence: None

P.12.24.002 Declarations of interest: None

P.12.24.003 Minutes of the last meeting: The minutes of the meeting held on 1 October 2024 were proposed by Cllr Guy, seconded by Cllr Widgery, and approved as an accurate record of proceedings.

P.12.24.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	241858
	Registered	15/11/2024
	Development	Commemorative plaque to be affixed to front of building
	Address	Store House, The Quay, Wivenhoe Essex CO7 9BX
	WTC Comment	WTC are in agreement with this application

4b	Reference	241942
	Registered	23/09/2024
	Development	Application for approval of reserved matters following outline approval. (213507)

	Address	Land behind, Fire Station, Colchester Road, Wivenhoe Colchester CO7 9EU
	WTC Comment	Wivenhoe Town Council are satisfied that the application meets or exceeds the requirements of the Wivenhoe Neighbourhood Plan.

4c	Reference	242203
	Registered	30/10/2024
	Development	Removal of existing rear extension and replace with new wrap around side and rear extension. Finished in a low-level brickwork with either render or vertical cladding above. Paint render to existing principal elevation or apply vertical cladding.
	Address	31 Rectory Road, Wivenhoe Essex CO7 9EP
	WTC Comment	WTC consider that there is a loss of permeable land

4d	Reference	242282
	Registered	08/11/2024
	Development	Removal of conservatory and replace with brick built single storey rear extension. Finished with a flat GRP roof and UPVC windows
	Address	3 Turner Close, Wivenhoe Colchester CO7 9RQ
	WTC Comment	WTC consider that there is a loss of permeable land

4e	Reference	242307
	Registered	12/11/2024
	Development	Addition of attached garage
	Address	Cap Pilar Cottage, West Street, Wivenhoe Essex CO7 9DE
	WTC Comment	Objection: WTC object to this application. There will be insufficient space in front of the proposed garage for the two vehicles the applicant has. Parking on this road is already at a premium.

4f	Reference	242315
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	Registered	19/11/2024
	Development	Removal of existing fascia signage and graphics and replacing with new fascia panels Logo pod and troughs lighting remain. ACM panels and windows replaced with new signage
	Address	One Stop, 1-5, Vine Parade, Wivenhoe Essex CO7 9HA
	WTC Comment	No comment

4g	Reference	242327
	Registered	14/11/2024
	Development	Insertion of roof windows to facilitate a loft conversion and installation of solar panels.
	Address	Keel House, 5 Walter Radcliffe Road, Wivenhoe CO7 9FF
	WTC Comment	No comment

P.12.24.005 Planning Decisions: The Committee considered the following decisions:

- 241960
- 241907
- 242008
- 241981
- 241878

P.12.24.006 Travel & Transport Sub-Committee: Cllr Andrew reported on the meeting held on 20 November. The members had discussed acquiring SIDS or VAS machines for Wivenhoe and the possible sites for them. Approval is needed from ECC to fit them to existing street furniture and signage.

The committee considered a Powerpoint presentation on the work being done on the Sunshine Coast Greenway project. Cllr Andrew will be speaking to ECC. Cllr Luxford-Vaughan proposed that this is recommended to Full Town Council. This was seconded by Cllr Guy, with all in favour.

Cllr Andrew said that he had reviewed the proposals for School Streets, ECC. He considers that there is more that can be done, particularly on pavement parking. Cllr Luxford-Vaughan suggested that he contacts Cllr Cory directly and send him any comments.

P.12.24.007 Budget for 2025/6

The Town Clerk updated the committee on the proposed budget for 2025/6 from the FRO. Cllr Guy explained that there are also funds in reserves should this committee need them. The budget will be agreed at the Finance & Personnel Committee meeting on 11 December.

P.12.24.008 New Allotments Working Group: No update.

P.12.24.009 New Cemetery Working Group: No update.

P.12.24.010 WNP Review: No update. Waiting on the Local Plan in 2025

P.12.24.011 Local Nature Plan Update: Cllr Luxford-Vaughan reported that Tarmac is considering housing on the quarry site. As this is not in the WNP councillors have refused to discuss their plans with them. The councillors discussed the LNP and the forthcoming call for sites. It was agreed that the LNP needs to be finalised.

P.12.24.012 Leisure and Community Services SPD: The councillors considered an email from Jake Mullinder, CCC, regarding the S106 agreement with Taylor Wimpey. The Town Clerk was asked to respond and request a meeting.

P.12.24.013 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 7 January 2025.

P.12.24.014 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

The Chair closed the meeting at 21.17.