



## WIVENHOE TOWN COUNCIL

Town Mayor: Cllr. Jon Guy~ Town Clerk- Jo Beighton-Emms

77 High Street, Wivenhoe, Essex CO7 9AB

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1 October 2025

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 7 October 2025 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

1. **Apologies for absence:** To receive apologies and for councillors to accept those apologies.
2. **Declarations of interest:** Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other registerable interest or non-registerable interest.
3. **Minutes of the last meeting:** To approve the minutes of the meeting held on 2 September 2025.
4. **Planning Applications:** To consider the following planning application received from the Planning Authority below:

4a	<b>Reference</b>	250784 (Amended plans)
	<b>Registered</b>	04/04/2025
	<b>Development</b>	Wrap around two storey side and rear extension and associated internal works.

	<b>Address</b>	Osterley, Colchester Road, Wivenhoe Colchester CO7 9EU
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4b	<b>Reference</b>	251857
	<b>Registered</b>	29/08/2025
	<b>Development</b>	Installation of air source heat pump to side of property
	<b>Address</b>	31 Walter Radcliffe Road, Wivenhoe Colchester CO7 9FF

4c	<b>Reference</b>	251901
	<b>Registered</b>	04/09/2025
	<b>Development</b>	Partial demolition of existing 7.60sqm outbuilding and perimeter wall and erection of new 9.94sqm outbuilding and perimeter wall
	<b>Address</b>	43 High Street, Wivenhoe Colchester CO7 9AZ

4d	<b>Reference</b>	252044
	<b>Registered</b>	25/09/2025
	<b>Development</b>	Change of use from residential (Use Class C3) to Library of Things (sui generis)
	<b>Address</b>	Station House, Station Road, Wivenhoe Colchester CO7 9DJ

4e	<b>Reference</b>	252060
	<b>Registered</b>	22/09/2025
	<b>Development</b>	Side and rear extensions with garage conversion.
	<b>Address</b>	46 Chaney Road, Wivenhoe Colchester CO7 9RR

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

5a	<b>Reference</b>	251201
	<b>Registered</b>	10/06/2025
	<b>Development</b>	Application for the approval of reserved matters following outline approval of application Ref 213507
	<b>Address</b>	Land behind, Fire Station, Colchester Road, Wivenhoe Colchester CO7 9EU
	<b>WTC Comment</b>	Comment: WTC supports this application but has concerns about the criteria set by the Housing Trust for potential residents
	<b>Decision Issued</b>	Approve Conditional

5b	<b>Reference</b>	251558
	<b>Registered</b>	21/07/2025

	<b>Development</b>	Formation of a Double Storey Rear Extension. Finished in a weatherboard cladding. New External Decking area formed
	<b>Address</b>	Heron House, Anglesea Road, Wivenhoe Colchester CO7 9JR
	<b>WTC Comment</b>	No comment
	<b>Decision Issued</b>	Refused

5c	<b>Reference</b>	251619
	<b>Registered</b>	01/08/2025
	<b>Development</b>	Demolition of 14.61sqm conservatory and erection of 16.23sqm single storey extension
	<b>Address</b>	2 Denham Close, Wivenhoe Colchester CO7 9NS
	<b>WTC Comment</b>	WTC requests that the views of neighbours are taken into consideration
	<b>Decision Issued</b>	Approve Conditional

5d	<b>Reference</b>	251184
	<b>Registered</b>	23/06/2025
	<b>Development</b>	Replacement of temporary windows by traditionally detailed, painted timber windows and door to front and rear elevations.
	<b>Address</b>	58 High Street, Wivenhoe Essex CO7 9AZ
	<b>WTC Comment</b>	No comment
	<b>Decision Issued</b>	Approve Conditional

6 **New Planning Appeal Lodged-** Application no:250515

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

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**

13 **Date and time of the next meeting:** To be agreed that the next meeting will take place at 7.30pm on Tuesday 4 November 2025

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.