



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 4 November 2025 at 7.30pm **Chair Approved**

Present: Cllr Burke, Cllr Andrew, Cllr Luxford-Vaughan, Cllr Boughton and Jo Beighton-Emms (Town Clerk).

Public Questions: None

PART A

P.11.25.001 Apologies for absence: Cllrs Widgery and Guy. Their apologies were accepted.

P.11.25.002 Declarations of interest: None

P.11.25.003 Minutes of the last meeting: The minutes of the meeting held on 7 October 2025 were proposed by Cllr Boughton, seconded by Cllr Andrew, and approved as an accurate record of proceedings.

P.11.25.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	252124
	Registered	02/10/2025
	Development	Application for prior approval for a proposed development by or on behalf of an electronic communications code operator. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 16, Class A
	Address	Land at, Ballast Quay Farm, Ballast Quay Road, Wivenhoe` Colchester CO7 9JT
	WTC Comment	Objection All development proposals within the Wivenhoe Neighbourhood Plan Area must adhere to the

	<p>policies outlined in the Wivenhoe Neighbourhood Plan. The proposed location falls within the designated Coastal Protection Belt, referenced in sections 9.12 and 9.13 of the Wivenhoe Neighbourhood Plan for 2019-2033. It is also situated in the River Colne Special Character Area and must satisfy Policy WIV 5 regarding river setting protection, with particular emphasis on avoiding significant negative impact on local landscape character.</p> <p>The site includes areas identified as containing visually important trees and woodland, as noted in section 9.30 and Figure 20 of the Neighbourhood Plan. According to the Colchester Borough Local Plan (2017–2033) Section 2, Policy ENV1, any development outside settlement boundaries must respect the local landscape and natural beauty, and will be supported only if it does not harm the area’s intrinsic character. Policy ENV3 further requires that every development seek ways to enhance the Borough’s green infrastructure.</p> <p>Policy PP1 mandates appropriate design and landscape screening to minimize potential negative effects on the local landscape and heritage assets. Policy DM15 requires all development to uphold high design standards, respond positively to the context, and ensure good levels of amenity.</p> <p>The proposed 20-meter tower would surpass the height of nearby trees, breaking the skyline and standing out in views from surrounding homes, public footpaths, the Millfield school playground, and along river walks. Antennae mounted at the tower’s top would increase its visual bulk, resulting</p>
--	---

		in a prominent intrusion into the essentially rural and undeveloped landscape
--	--	---

4b	Reference	252138
	Registered	09/10/2025
	Development	Removal of existing outbuilding and construction of detached Annex (retrospective)
	Address	51 Broome Grove, Wivenhoe Colchester CO7 9QU
	WTC Comment	Objection: Unless there is a legal mechanism by which the conditions set out in the Planning Statement can be enforced then WTC strongly objects to this application. We have considered the views raised in the objection submitted and recommend that a site visit is carried out by the Planning Officer.

4c	Reference	252198
	Registered	08/10/2025
	Development	Proposed Single storey side/rear extension, replacement roof to existing kitchen and porch.
	Address	31 Chaney Road, Wivenhoe Colchester CO7 9QZ
	WTC Comment	No comment

4d	Reference	252200
	Registered	20/10/2025
	Development	Two storey rear extension
	Address	60 Chaney Road, Wivenhoe Colchester CO7 9RR
	WTC Comment	No comment

4e	Reference	252220
	Registered	17/10/2025
	Development	New flat roof over converted court yard.
	Address	7 Tower Road, Wivenhoe Colchester CO7 9QE
	WTC Comment	No comment

4f	Reference	252248
	Registered	14/10/2025
	Development	Single storey rear extension.
	Address	11 Cooks Crescent, Wivenhoe Colchester CO7 9FJ
	WTC Comment	No comment

4g	Reference	252347
	Registered	29/10/2025
	Development	Retrospective application for the retention of existing kitchen extract and intake ventilation system.
	Address	The Greyhound, 62 High Street, Wivenhoe Colchester CO7 9AZ
	WTC Comment	Comment: WTC has no objection to this application providing it conforms to building regulations.

4h	Reference	252348
	Registered	29/10/2025
	Development	Listed building consent application for retrospective application for the retention of existing kitchen extract and intake ventilation system.

	Address	The Greyhound, 62 High Street, Wivenhoe Colchester CO7 9AZ
	WTC Comment	Comment: WTC has no objection to this application providing it conforms to building regulations.

P.11.25.005 Planning Decisions: The Committee considered the following decisions:

- 250784
- 251683
- 251857

P.11.25.006 Colchester City Council Licensing Policy Consultation: Considered

P.11.25.007 Travel & Transport Sub-Committee: Cllr Andrew reported that the group are waiting for an update from Cllr Cory on the consultation for the SIDs and dangerous potholes. Contact has been with the University on the 'Love your Bus' project. It was agreed that resurfacing areas of the Wivenhoe trail are priority.

P.11.25.008 New Allotments Working Group: It was agreed that the land transfer documents from Cala Homes would be sent to the WTC solicitor for advice.

P.11.25.009 New Cemetery Working Group: No update.

P.11.25.010 Local Plan: Cllr Luxford- Vaughan reported that a collective review of the LP for WTC's response to the consultation needs to be coordinated. WTC needs to decide if it opposes the LP. And to reconsider and submit WTC's previous objection to the Call for Sites. Cllr Burke noted that the land allocated for a care home on the land behind the fire station could be offered for housing. Cllr Luxford-Vaughan suggested that Cllr Andrew's comments could be submitted by him in a personal capacity under 'Have your Say' at CCC. Cllr Burke to submit a proposal for FTC on the Local Plan response and for a working group to be created to work on this.

P.11.25.011 Local Nature Plan Update: No update.

P.11.25.012 Leisure and Community Services SPD: Considered.

P.11.25.013 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 2 December 2025.

P.11.25.014 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

None

The Chair closed the meeting at 21.00