



## WIVENHOE TOWN COUNCIL

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

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30 March 2026

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 7 April 2026 at 7.30pm, for consideration of the business set out below.

If you are a member of the public and you would like to attend this meeting, please contact the Town Clerk.

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 3 March 2026
4. **Planning Applications**: To consider the following planning applications received from the Planning Authority below:

4a	<b>Reference</b>	213515
	<b>Registered</b>	23/12/2021

	<b>Development</b>	Outline planning application with all matters reserved, except for access, for the construction of a minimum of 25 dwellings with associated open space, landscaping, and infrastructure. Change of use of agricultural land to a cemetery and/or memorial park
	<b>Address</b>	Land at Elmstead Road, Wivenhoe Colchester

4b	<b>Reference</b>	252734
	<b>Registered</b>	13/03/2026
	<b>Development</b>	Conversion from 5 bedroom HMO to 2 flats. One located at ground floor and one located at first floor.
	<b>Address</b>	6 Rosabelle Avenue, Wivenhoe Colchester CO7 9NX

4c	<b>Reference</b>	260427
	<b>Registered</b>	19/03/2026
	<b>Development</b>	Demolition of existing conservatory and erection of single storey linking rear extension.
	<b>Address</b>	5 Park Road, Wivenhoe Colchester CO7 9NB

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

5a	<b>Reference</b>	252654
	<b>Registered</b>	09/12/2025
	<b>Development</b>	Demolition of a garage and erection of a self-build bungalow
	<b>Address</b>	Land between 126 High Street and, 49 Park Road, Wivenhoe Colchester
	<b>WTC Comment</b>	<p>Objection.</p> <p>WTC continue to object to applications in respect of this site and refer to our objections for application references 241152 and 250020.</p> <p>WTC finds that application 252654 is in fact more objectionable because of the further increase in the height.</p> <p>WTC requests that place services for BNG and ecology for CCC conduct a thorough investigation of the BNG proposals and backdate the base line to when the contractor secured the land and it was an orchard.</p> <p>This development takes up much of the space that was the garden for what will now be the neighbouring property in Park Road, which previously held a small orchard of Russet Apple trees, a pond and with a grassed area containing</p>

		<p>Wivenhoe's last known remaining colony of cowslips - all lost when it became the builder's yard for the previous development which was always in contemplation of this next phase. The Holm Oak in the drive has also been a casualty.</p> <p>To use the barren footprint resulting from this as a baseline for BNG would be a flagrant defiance of the principle and so, consideration should be given to what has already been lost in pursual of this pending application.</p> <p>With what remains of the footprint, there is insufficient space to create any meaningful gain in any respect, not to mention a significant (and increasing) loss of porous ground if the proposed larger footprint is permitted.</p> <p>The reasons given to date for our objection are:</p> <ol style="list-style-type: none"><li>1. We consider that the sites will be overdeveloped and overbearing</li><li>2. The property will be overlooking neighbouring properties.</li><li>3. Views of neighbours must be considered</li><li>4. There will be loss of permeable land.</li><li>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.</li><li>6. The development will be in contravention of WNP Pol WIV 13 (Infill and Backland Development on Garden Sites) which states that: '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'. And the CCC Backland &amp; Infill Development, Supplementary Planning Development document which states: 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'.</li><li>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.</li></ol>
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		<p>8. Vehicular access to the road is a safety concern.</p> <p>9. The property is stated as 1.5 storeys. This is incorrect as it is 2 storeys high.</p> <p>10. 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> <p>WTC does not see within this application any commitment to net zero or sustainability. WTC therefore seeks confirmation that officers have satisfied themselves that commitment to net zero and sustainability have been considered in this application.</p>
	<b>Decision Issued</b>	Approve Conditional

5b	<b>Reference</b>	252659
	<b>Registered</b>	10/12/2025
	<b>Development</b>	Application for variation of condition 2 following grant of planning application 241942.
	<b>Address</b>	Land behind, Fire Station, Colchester Road, Wivenhoe Colchester CO7 9EU
	<b>WTC Comment</b>	No comment
	<b>Decision Issued</b>	Approve Conditional

5c	<b>Reference</b>	260095
	<b>Registered</b>	15/01/2026
	<b>Development</b>	Erection of a 1.5 storey side extension and rear extension including formation of three rear gable walls. Replacement of existing flat roof dormers with pitched roof dormers. Erection of a detached garden workshop and replacement of the Access Gate.
	<b>Address</b>	10 Colchester Road, Wivenhoe Colchester CO7 9HT
	<b>WTC Comment</b>	No comment
	<b>Decision Issued</b>	Refuse

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

7 **New Cemetery Working Group**

8 **Local Nature Plan Update**

**9 Leisure and Community Services SPD**

**10 Date and time of the next meeting:** To be agreed that the next meeting will take place at 7.30pm on Tuesday 5 May 2026

**11 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.