



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 3 March 2026 at 7.30pm **Draft**

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

Public Questions: None

PART A

P.03.26.001 Apologies for absence: Cllr Boughton. His apologies were accepted.

P.03.26.002 Declarations of interest: None

P.03.26.003 Minutes of the last meeting: The minutes of the meeting held on 6 January 2026 were proposed by Cllr Andrew, seconded by Cllr Widgery, and approved as an accurate record of proceedings.

P.03.26.004 Planning Applications: The Committee considered the following planning applications:

Cllr Luxford-Vaughan abstained from the debate and commenting on application reference 260220.

4a	Reference	260220
	Registered	04/02/2026
	Development	Internal reconfiguration and extensions to the existing 1.5 storey dwelling to provide a contemporary family home.
	Address	3 Beech Avenue, Wivenhoe Colchester CO7 9AR
	WTC Comment	Comment: WTC notes that the submitted plans do not include existing or proposed ridge and eaves height dimensions. As the application proposes extensions and alterations to a 1.5 storey dwelling, including changes to the roof form, this information is necessary to enable a proper assessment of the scale and mass of the development. This is particularly important given the proximity of the development to neighbouring bungalows

		including a property located approximately 2m from the shared boundary. Without confirmed height information, we cannot fully assess the potential impact on neighbouring residential amenities, including outlook, sense of enclosure and whether the development will appear overbearing.
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4b	Reference	260269
	Registered	19/02/2026
	Development	Wooden jetty built out of the front of the property at Smugglers Wharf.
	Address	8, Smugglers Wharf, Quay Street, Wivenhoe Colchester
	WTC Comment	No comment

4c	Reference	260336
	Registered	23/02/2026
	Development	Proposed single storey front extension and cladding. Existing rear conservatory conversion.
	Address	45 Broome Grove, Wivenhoe Colchester CO7 9QU
	WTC Comment	No comment

P.03.26.005 Planning Decisions: The Committee considered the following decisions:

- 251901
- 252636

P.03.26.006 Appeal Lodged – Planning Application Reference 252124- Noted

P.03.26.007 S106 Agreement Query- Planning Application 240409 Croquet Gardens. It was agreed that the Town Clerk would inform the agent that WTC’s position remains the same and that the council still requires the land on the site as agreed under the s106 agreement. The council are considering having an orchard. The car park is still necessary.

P.03.26.008 Travel & Transport Sub-Committee: Cllr Andrew reported that unfortunately there is no funding for the Sunshine Coast route.

An additional train will be added to the schedule through Wivenhoe which means that there will be two trains per hour.
The councillors discussed the need to recalibrate the SIDs.

P.03.26.009 Working with WivSoc: Cllr Burke reported that the article in the latest Wiv Soc newsletter on the trees in the car park undermined WTC and the use of a photo of the Mayor was misleading. WTC has provided copious explanations for the decision to fell the trees. It was agreed that the Town Clerk will contact Peter Hill and request the right to reply.

P.03.26.010 New Cemetery Working Group: No update.

P.03.26.011 Local Nature Plan Update: No update

P.03.26.012 Leisure and Community Services SPD: Cllr Burke reported that a productive meeting had been held with the Head Of Planning, CCC to discuss S106 funds.

P.03.26.013 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 7 April 2026.

P.03.26.014 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 20.16.