



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 6 January 2026 at 7.30pm **Chair Approved**

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

Public Questions: A member of the public spoke about Planning Application reference 252654. They raised concerns regarding the increased footprint from the original development plans to which objections were raised and which were supported by WTC. A main concern was the BNG report which shows the baseline as the current position and not the site in its original form before any works/development had taken place- eg there was a garden with a pond. It was noted that the first application was to remove an oak tree to gain access to a garage which has since been demolished. They asked if there was a BNG Officer at CCC. Cllr Luxford-Vaughan agreed to make enquiries.

PART A

P.01.26.001 Apologies for absence: None.

P.01.26.002 Declarations of interest: None

P.01.26.003 Minutes of the last meeting: The minutes of the meeting held on 2 December 2025 were proposed by Cllr Guy, seconded by Cllr Widgery, and approved as an accurate record of proceedings.

P.01.26.004 Planning Applications: The Committee considered the following planning applications:

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| 4a | Reference | 252654 |
| | Registered | 09/12/2025 |
| | Development | Demolition of a garage and erection of a self-build bungalow |
| | Address | Land between 126 High Street and 49 Park Road, Wivenhoe Colchester |
| | WTC Comment | Objection. WTC continue to object to applications in respect of this site and refer to our objections for application references 241152 and 250020. |

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| | <p>WTC finds that application 252654 is in fact more objectionable because of the further increase in the footprint.</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. 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 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">1. We consider that the sites will be overdeveloped and overbearing2. The property will be overlooking neighbouring properties.3. Views of neighbours must be considered4. There will be loss of permeable land. |
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| | <p>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.</p> <p>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 & 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'.</p> <p>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.</p> <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> |
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It was agreed that CCC Cllr Cory would be asked to ‘call in’ this application.

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| 4b | Reference | 252659 |
| | Registered | 10/12/2025 |
| | Development | Application for variation of condition 2 following grant of planning application 241942. |
| | Address | Land behind, Fire Station, Colchester Road, Wivenhoe Colchester CO7 9EU |
| | WTC Comment | No comment |

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| 4c | Reference | 252636 |
| | Registered | 05/01/2026 |
| | Development | Conversion of existing garage and single storey front extension to provide accessible ground floor living accommodation. Single storey bike store addition. |
| | Address | 90 Ernest Road, Wivenhoe Colchester CO7 9LJ |
| | WTC Comment | No comment |

P.01.26.005 Planning Decisions: The Committee considered the following decisions:

- 252138
- 252200
- 252248
- 252347
- 252348
- 252287

The councillors considered the WTC draft response to the Local Plan reg 18 consultation. It was agreed that once proof-read it would be posted on the WTC website and Facebook page with the link for residents to also have their say. The deadline is 14 January.

P.01.26.006 Travel & Transport Sub-Committee: No update.

P.01.26.007 New Allotments Working Group: This working group will now report to the Estates Committee.

P.01.26.008 New Cemetery Working Group: No update.

P.01.26.009 Local Nature Plan Update: No update

P.01.26.010 Leisure and Community Services SPD: A meeting will be arranged with Jake Mullinder, CCC.

P.01.26.011 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 3 February 2026.

P.01.26.012 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 20.38.