



WIVENHOE TOWN COUNCIL

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

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25 June 2025

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 1 July 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. Election of Chair & Deputy Chair**
- 2. Apologies for absence:** To receive apologies and for councillors to accept those apologies.
- 3. 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.
- 4. Minutes of the last meeting:** To approve the minutes of the meeting held on 6 May 2025.
- 5. Planning Applications:** To consider the following planning application received from the Planning Authority below (The Chair agreed to consider Planning Application Reference 240409, which was not on the published agenda) :

5a	Reference	251137
	Registered	30/05/2025

	Development	Advertisement Consent for 2no. Internally Illuminated Fascia Signs
	Address	Clingoe House, Knowledge Gateway, Boundary Road, Colchester Essex

5b	Reference	251201
	Registered	10/06/2025
	Development	Application for the approval of reserved matters following outline approval of application Ref 213507
	Address	Land behind, Fire Station, Colchester Road, Wivenhoe Colchester CO7 9EU

5c	Reference	251222
	Registered	03/06/2025
	Development	Application to determine if prior approval is required for a proposed Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to 8 x Dwellinghouses (Class C3), which may include extension of the building and/or building opera
	Address	Atcost Barn, Lodge Farm, Boundary Road, Colchester CO7 9HU

5d	Reference	Amended Plans 240409
	Registered	23/02/2024
	Development	Outline Application with all matters reserved except Access for the erection of up to 25no. Bungalows and a Care Home (C2 use) of up to 60no. Beds.
	Address	Land off, Croquet Gardens, Wivenhoe Colchester

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

6a	Reference	242191
	Registered	28/10/2024
	Development	Change of use of upper floors and outbuilding from offices to 7no. one bed residential units and 1no. basement Office, along with minor alterations to exterior of the building and internal alterations *****REVISED DESCRIPTION *****
	Address	Grosvenor House, 1 Station Road, Wivenhoe Colchester CO7 9DH
	WTC Comment	1. Objection - WTC's original comments stand but with the introduction of more offices to the application WTC considers that the lack of provision for parking is untenable and would significantly increase local traffic and exacerbate the issues with parking on Station Road. The application states that the

		<p>apartments are suitable for single people, but WTC considers that this is an assumption that cannot be made.</p> <ol style="list-style-type: none"> 2. There has been an absence of an appropriate marketing exercise for the site to continue as a business premises as per WNP Wiv policy 19, which would need a valuation report and marketing plan a followed by agreement from CCC. We would require further information on this for WTC to be satisfied that this policy has been met. The application does not conform to Local Plan policy SS16 3. There is no private amenity space provided and therefore does not conform to Local Plan Policy DM19. 4. There is reference to class MA of the GDPO but we question if this applies to listed buildings.
	Decision Issued	Approve Conditional

6b	Reference	242192
	Registered	28/10/2024
	Development	Listed Building application for change of use of upper floors and outbuilding from offices to 7no. one bed residential units and 1no. basement Office, along with minor alterations to exterior of the building and internal alterations ***** REVISED DES
	Address	Grosvenor House, 1 Station Road, Wivenhoe Colchester CO7 9DH
	WTC Comment	<p>Objection - WTC's original comments stand but with the introduction of more offices to the application WTC considers that the lack of provision for parking is untenable and would significantly increase local traffic and exacerbate the issues with parking on Station Road. The application states that the apartments are suitable for single people, but WTC considers that this is an assumption that cannot be made.</p> <p>There has been an absence of an appropriate marketing exercise for the site to continue as a business premises as per WNP Wiv policy 19, which would need a valuation report and marketing plan a followed by agreement from CCC. We would require further information on this for WTC to be satisfied that this policy has been met. The application does not conform to Local Plan policy SS16</p> <p>There is no private amenity space provided and therefore does not conform to Local Plan Policy DM19. There is reference to class MA of the GDPO but we question if this applies to listed buildings.</p>

	Decision Issued	Approve Conditional
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6c	Reference	250515
	Registered	11/03/2025
	Development	Construction of new side and front extension with single pitched roof.
	Address	Gable Villa, 1 Hamilton Road, Wivenhoe Colchester CO7 9DU
	WTC Comment	Comment: WTC requests that this application is referred to the Conservation Officer
	Decision Issued	Refuse

6d	Reference	250694
	Registered	22/04/2025
	Development	Roof mounted solar PV
	Address	31 Walter Radcliffe Road, Wivenhoe Essex CO7 9FF
	WTC Comment	No comment
	Decision Issued	Approve Conditional

6e	Reference	250734
	Registered	03/04/2025
	Development	Erection of illuminated and no illuminated signs to the exterior of the building
	Address	The Horse And Groom, 55 The Cross, Wivenhoe Essex CO7 9QL
	WTC Comment	No comment
	Decision Issued	Approve Conditional

6f	Reference	250844
	Registered	30/04/2025
	Development	Rear single storey extension to replace previous conservatory.
	Address	27 Lammas Way, Wivenhoe Essex CO7 9HD
	WTC Comment	No comment
	Decision Issued	Approve Conditional

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 August 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.