



WIVENHOE TOWN COUNCIL

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

77 High Street, Wivenhoe, Essex CO7 9AB

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26 November 2025

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 2 December 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. 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 4 November 2025.
- 4. Planning Applications:** To consider the following planning applications received from the Planning Authority below:

| | | |
|----|--------------------|-----------------------------------------------|
| 4a | Reference | 252287 |
| | Registered | 05/11/2025 |
| | Development | Proposed two storey rear extension. |
| | Address | 17 Trinity Close, Wivenhoe Colchester CO7 9RA |

- 5 **Planning Decisions:** To consider the following planning decisions received from the Planning Authority below (the Chair agreed to consider Planning Decision references 252198 and 252220, which were not on the published agenda):

| | | |
|----|------------------------|----------------------------------------------------------------------------------|
| 5a | Reference | 252044 |
| | Registered | 25/09/2025 |
| | Development | Change of use from residential (Use Class C3) to Library of Things (sui generis) |
| | Address | Station House, Station Road, Wivenhoe Colchester CO7 9DJ |
| | WTC Comment | No comment. |
| | Decision Issued | Approve Conditional |

| | | |
|----|------------------------|--------------------------------------------------|
| 5b | Reference | 252060 |
| | Registered | 22/09/2025 |
| | Development | Side and rear extensions with garage conversion. |
| | Address | 46 Chaney Road, Wivenhoe Colchester CO7 9RR |
| | WTC Comment | No comment |
| | Decision Issued | Approve Conditional |

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|----|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5c | 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 - Insta |
| | 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 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. |

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| | | <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 in a prominent intrusion into the essentially rural and undeveloped landscape</p> |
| | Decision Issued | Prior Approval Required (Refused) |

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|----|------------------------|-----------------------------------------------------------------------|
| 5d | Reference | 252072 |
| | Registered | 01/10/2025 |
| | Development | Proposed demolition of conservatories and erection of rear extension. |
| | Address | Tideways, 11 Harvey Road, Wivenhoe Colchester CO7 9LH |
| | WTC Comment | No comment |
| | Decision Issued | Approved Conditional |

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|----|------------------------|---------------------------------------------------------------------------------------------|
| 5e | 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 |
| | Decision Issued | Approve Conditional |

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|----|------------------------|-------------------------------------------|
| 5f | Reference | 252220 |
| | Registered | 17/10/2025 |
| | Development | New flat roof over converted courtyard. |
| | Address | 7 Tower Road, Wivenhoe Colchester CO7 9QE |
| | WTC Comment | No comment |
| | Decision Issued | Approved conditional |

6 Appeals:

- a) **ENFORCEMENT NOTICE APPEAL DISMISSED - 004991 11 The Nook, Wivenhoe, Colchester - APP/A1530/C/23/3323932**
- b) **APPEAL DISMISSED 250515 "Gable Villa", 1 Hamilton Road, Wivenhoe, Colchester - APP/A1530/D/25/3372021**

7 Travel & Transport Subcommittee: Update from the Chair

8 New Allotments Working Group: S106 land transfer agreement

9 New Cemetery Working Group: Update from Cllr Burke.

10 Local Nature Plan Update

11 Leisure and Community Services SPD

12 Date and time of the next meeting: To be agreed that the next meeting will take place at 7.30pm on Tuesday 6 January 2026

13 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.