



WIVENHOE TOWN COUNCIL

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

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28 May 2025

Sir/Madam,

A meeting of the Planning Committee will be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe, on Tuesday 3 June 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 references 251067, 250649 and CC/COL/41/25, which were not on the published agenda):

5a PROPOSED SHARED REPLACEMENT ELECTRONIC COMMUNICATIONS APPARATUS AT 34591, LAND AT BALLAST QUAY FARM, BALLAST QUAY ROAD, WIVENHOE, ROWHEDGE, COLCHESTER, ESSEX, CO7 9JT (NGR: E604541, N221785)

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| 5b | Reference | 251067 |
| | Registered | 21/05/2025 |

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| | Development | Proposed single-storey rear extension to form new family room |
| | Address | 19 Admirals Walk, Wivenhoe Essex CO7 9SZ |

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| 5c | Reference | 250649 |
| | Registered | 29/05/2025 |
| | Development | The provision of 6 new 1 bedroom single storey Almshouses for the Wivenhoe Housing Trust. To be built on the Charity Land behind the fire station as approved under Outline planning permission (Ref: 213507) & application for approval of reserved matters |
| | Address | Land behind, Fire Station, Colchester Road, Wivenhoe Colchester CO7 9EU |

5d **Essex County Council Application CC/COL/41/25**

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

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| 6a | Reference | 250576 |
| | Registered | 27/03/2025 |
| | Development | Conversion of redundant garage to additional living area. |
| | Address | New House, 29A West Street, Wivenhoe Essex CO7 9BH |
| | WTC Comment | Comment: WTC has concerns that there is loss of parking provision |
| | Decision Issued | Approve Conditional |

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| 6b | Reference | 250020 |
| | Registered | 27/05/2025 |
| | Development | Application for variation of condition 2 following grant of planning application 241152. |
| | Address | Land between, 49 Park Road and 126 High Street, Wivenhoe Colchester CO7 9LX |
| | WTC Comment | <p>Objection</p> <p>WTC objects to this application for the same reasons as for application reference 241152. WTC finds that application 250020 is in fact more objectionable because of the increase in height.</p> <p>The reasons are:</p> <ol style="list-style-type: none"> 1. We consider that the sites will be overdeveloped and overbearing 2. The property will be overlooking neighbouring properties. 3. Views of neighbours must be considered 4. There will be loss of permeable land. 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. 6. The development will be in contravention of WNP Pol WIV 13 (Infill and Backland Development on Garden Sites) which states that: |

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| | | <p>'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:</p> <p>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> |
| | Decision Issued | Approve Conditional |

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| 6c | Reference | 250195 |
| | Registered | 03/02/2025 |
| | Development | Change of use to small care home (Class C2) |
| | Address | 95 Broome Grove, Wivenhoe Essex CO7 9QT |
| | WTC Comment | <p>Objection (7 March 2025)- Wivenhoe Town Council object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. The parking provision detailed in the application is totally inadequate. The measurements of the allocated parking bays are detailed as 5.5 x2.9m, however this is not the case when using the scale for the drawings and the spaces are therefore under the ECC Highways minimum parking dimensions. 2. There are obstacles to the parking bays such as lamppost and parked vehicles will block fire escapes. 3. There are no drop kerbs- suggesting that parking will be accessed by vehicles crossing the public footpath and/or parking on the footpath in what is already a highly congested area. 4. Four allocated parking spaces is insufficient. Most staff are likely to travel by car and from our research into the sector the staffing levels anticipated are unrealistic. There are no visitor or school vehicle (such as a minibus or people carrier) parking spaces allocated . There may also be a need for multidisciplinary teams of staff to attend. 5. We have compared this application to a similar one in Shrub End by the same applicant. In that application there were 5 parking spaces allocated, and the parking was set back from the roadside. 6. WTC requests that the planning officer co-ordinates with the waste strategy team to |

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| | | <p>consider if there are any issues with the location of the bins as detailed in the application. There may also be clinical waste.</p> <p>7. The Planning Officer should consider the impact of the ECC 'School Streets' project on this road . It is anticipated that there will be red lines along Broome Grove pushing traffic away from the school gates.</p> <p>8. WTC requests a site visit to confirm the allocation of parking bays and suggests consultation with the Fire Service.</p> <p>Objection (9 May 2025) -WTC objects to this application as the amendment does not address the lack of provision for parking. WTC continues to object based on all of the original points raised.</p> |
| | Decision Issued | Approve Conditional |

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| 6d | Reference | 250584 |
| | Registered | 26/03/2025 |
| | Development | Cream PVC cladding over cream painted cement render, cream PVC cladding to replace old cream painted wood cladding on middle dormer to match the 5x dormers in total |
| | Address | Bramley Cottage, 28a Ernest Road, Wivenhoe Colchester CO7 9LQ |
| | WTC Comment | No comment |
| | Decision Issued | Approve Conditional |

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| 6e | Reference | 250728 |
| | Registered | 03/04/2025 |
| | Development | Proposed new contemporary timber frame garden cabin / summerhouse for use ancillary to the main dwelling located on the site of a previous timber frame lean-to which includes an existing concrete base. |
| | Address | Colne House, 23 West Street, Wivenhoe Colchester CO7 9DE |
| | WTC Comment | Comment- WTC request that the views of neighbours are considered |
| | 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 1 July 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.