



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 7 April 2026 at 7.30pm **Chair Approved**

Present: Cllr Burke (Chair), Cllr Luxford-Vaughan, Cllr Widgery, Cllr Garland, Cllr Guy and Jo Beighton-Emms (Town Clerk). (Cllr Hailes-Morley attended to observe the meeting)

Public Questions: None

PART A

P.04.26.001 Apologies for absence: Cllr Boughton and Cllr Andrew. They had not provided apologies.

P.04.26.002 Declarations of interest: None

P.04.26.003 Minutes of the last meeting: The minutes of the meeting held on 3 March 2026 were proposed by Cllr Guy, seconded by Cllr Widgery, and approved as an accurate record of proceedings.

P.04.26.004 Planning Applications: The Committee considered the following planning applications:

4a	Reference	213515
	Registered	23/12/2021
	Development	Outline planning application with all matters reserved, except for access, for the construction of a minimum of 25 dwellings with associated open space, landscaping, and infrastructure. Change of use of agricultural land to a cemetery and/or memorial park
	Address	Land at Elmstead Road, Wivenhoe Colchester
	WTC Comment	Objection: WTC continues to object to this application on the grounds detailed in the council's objection dated 6 April 2022 and as detailed in the call-in by Cllr Luxford-Vaughan dated 31 January 2022. WTC request clarity on the process:

		<ol style="list-style-type: none"> 1. As the application hasn't yet been determined how long will it remain live for 2. If this is a resubmission why isn't the allocation for affordable housing at 30% 3. If this is not a resubmission what are the grounds for the deadline extension of 4 years <p>Cllr Luxford-Vaughan has submitted a request for 30% affordable housing and that access to the car park will be guaranteed by the developer and yet these comments are not available.</p>
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4b	Reference	252734
	Registered	13/03/2026
	Development	Conversion from 5 bedroom HMO to 2 flats. One located at ground floor and one located at first floor.
	Address	6 Rosabelle Avenue, Wivenhoe Colchester CO7 9NX
	WTC Comment	<p>Comment:</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 the application.</p> <p>WTC requests that there is consideration by officers for the provision of sufficient off-road parking</p>

4c	Reference	260427
	Registered	19/03/2026
	Development	Demolition of existing conservatory and erection of single storey linking rear extension.
	Address	5 Park Road, Wivenhoe Colchester CO7 9NB
	WTC Comment	No comment

P.04.26.005 Planning Decisions: The Committee considered the following decisions:

- 252654
- 252659
- 260095

P.04.26.006 Travel & Transport Sub-Committee: No update

P.04.26.007 New Cemetery Working Group: No update.

P.04.26.008 Local Nature Plan Update: No update

P.04.26.009 Leisure and Community Services SPD: Cllr Burke reported that a productive meeting had been held with the Head of Planning, CCC, regarding the allocation of land for sports pitches at the Taylor Wimpey development. The next stage is for a feasibility report to be produced which will hopefully be funded by the FA.

Cllr Luxford-Vaughan updated the committee on the TCBGC planning application reference 26/00424/TCBGC on which comments can now be made as part of the consultation process. The councillors agreed to work on a collective response.

P.04.26.010 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.30pm on Tuesday 5 May 2026.

P.04.26.011 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 20.15.