



Wivenhoe Town Council

MINUTES of the Planning Committee Meeting held on Tuesday 7 July 2026 at 7.30pm **Draft**

Present: Cllr D Burke (Chair), Cllr Guy, Cllr Andrew, Cllr Luxford-Vaughan, Jo Beighton-Emms (Town Clerk) and 2 members of the public.

Public Questions: None

PART A

P.07.26.001 Apologies for absence: Cllr Garland. His apologies were accepted.

P.07.26.002 Declarations of interest: None

P.07.26.003 Minutes of the last meeting: The minutes of the meeting held on 2 June 2026 were proposed by Cllr Andrew, seconded by Cllr Guy, and approved as an accurate record of proceedings.

P.07.26.004 Planning Applications: The Committee considered the following planning applications:

Two members of the public explained the detail of the following application.

4a	Reference	261133
	Registered	18/06/2026
	Development	Retrospective planning for the construction of summer garden room and extended patio.
	Address	4 Elm Grove, Wivenhoe Colchester CO7 9AY
	WTC Comment	WTC objects to this application for the following reasons: 1. Should the work proceed, the neighbouring properties will be overlooked extensively (photos attached) 2. The extension is incongruent and overbearing. When facing the rear of the property, the wall on

		the boundary with 6 Elm Grove is currently standing at 4.5m high from its base. This wall did not exist previously, is extensively imposing from all aspects of the outlook from 6 Elm Grove, does not grant any privacy to 6 Elm Grove (as it is only 1.5m high from the finished floor level of the patio) and invades the amenity space used by the neighbouring property. Including the proposed fence on the boundary with 2 Elm Grove, the structure will tower to 4.8m high from ground level, far in excess of the 6' fence currently in place. 3. The extension is out of proportion with the rest of the property. 4. There is loss of permeable land given the scale of the extension 5. Local knowledge determines that there will be a risk of flooding as the gap between properties which currently allows water to flow will be blocked. 6. The root protection area of three trees has been disturbed (plan attached) WTC requests that an arboricultural officer visits the site. 7. Bats are often seen in the garden of this and neighbouring properties. Enquiries should be made to determine if protected species are being disturbed.
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It was requested that Cllr Luxford-Vaughan 'calls in' this application.

P.07.26.005 Planning Decisions: The Committee considered the following decisions:

- 252734
- 260816
- 260848

P.07.26.006 New Allotments, Cemetery & Sports Pitches Working Group: Cllr Guy reported that we are still waiting on Essex FA for the feasibility report for the new pitches. It was agreed that he would contact CCC Planning Officers and the CCC councillors to discuss this further.

P.07.26.007 WNP- Cllr D Burke reported that she is trying to get quotes for a consultant to work on the review of the WNP. The Town Clerk will ask other councils for recommendations

P.07.26.008 Leisure and Community Services SPD: No update.

P.07.26.009 Date and time of the next meeting: It was agreed that the next meeting will take place at 7.00pm on Tuesday 4 August 2026.

P.07.26.010 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 19.47