



WIVENHOE TOWN COUNCIL

Town Mayor: Cllr. Glynis Hailes-Morley~ Town Clerk- Jo Beighton-Emms
77 High Street, Wivenhoe, Essex CO7 9AB
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28 October 2026

Dear Councillor,

You are hereby summoned to a meeting of the Planning Committee to be held in the Council Chamber, Council Offices, 77 High Street, Wivenhoe at **7.00pm** on **Tuesday 3 November 2026** for consideration of the business set out below.

Yours faithfully,

J Beighton-Emms

Jo Beighton-Emms
Town Clerk

If you are a member of the public who would like to attend, please contact the Town Clerk in advance of the meeting.

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

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 6 October 2026
- 4 **Planning Applications:** To consider the following planning application received from the Planning Authority below:

4a	Reference	261717
	Registered	7/10/2026
	Development	Conversion of existing workshop to annex ancillary to the main dwelling
	Address	15 Tower Road, Wivenhoe Colchester CO7 9QE

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

5a	Reference	261133
	Registered	18/6/2026
	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.
	Decision Issued	Approve Conditional

5b	Reference	261492
	Registered	1/9/2026
	Development	Single storey front extension and associated alterations.
	Address	77 Heath Road, Wivenhoe Colchester CO7 9PX
	WTC Comment	No comment
	Decision Issued	Approve Conditional

5b	Reference	261513
	Registered	17/8/2026
	Development	Application to remove condition 5 of planning application LB/COL/1868/88
	Address	7 Alma Street, Wivenhoe Colchester CO7 9DL
	WTC Comment	No comment
	Decision Issued	Approved Without Conditions

6 Appeals Lodged:

- 260934
- 260936

7 Consultee correspondence: Application Reference ESS/54/26/TEN

8 LNP- Mark Halladay

9 **Local Plan**

10 **New Allotments, Cemetery & Sports Pitches Working Group**

11 **WNP**

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 7.00pm on Tuesday 1 December 2026

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.