

HARWICH TOWN COUNCIL
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MINUTES
 of the
TOWN PLANNING COMMITTEE
 held at
The Guildhall, Church Street, Harwich, CO12 3DS
 on
Wednesday 6th September 2017 at
6.30pm

Present:	Cllrs Ashley, B Brown, J Brown, Calver, Fay, I Henderson, J Henderson, McLeod, Morrison, F Powell, Smith, Todd and Urwin.
In the Chair:	Councillor C Powell
Clerk:	Ms Lucy Ballard
Also present:	17 members of the public, 1 member of the press.

Question Time: Referencing the application regarding the Cliff Hotel, a resident of the Gables asked for an explanation of where everyone will park if the building is at full capacity since there wasn't sufficient parking provision. Cllr Calver explained that HTC is not the applicant and is also after the answers to these questions. He further explained the process in deliberating the application. Cllr I Henderson reiterated that members will look at the application in its entirety but confirmed there was a proposed change of 39 parking spaces. Another resident asked if those spaces will be enough. The surrounding roads will be overloaded, emergency vehicles struggle already without additional through traffic. Cllr Henderson confirmed that Essex County Highways are very strict when determining applications so these issues will be considered carefully. Concerns were raised about the access from Brooklyn Road and there could be queues of commercial vehicles building which cause congestion. Other issues, including parking, access ability and visual intrusion to the local residents were raised. Residents asked if all these considerations could be taken into consideration. A Cliff Road resident asked about the existing access to the rear of Cliff Road and what access will remain as this may affect residents and also Teen Talk who have a purpose built disabled access down the lane at the back of the road. Cllr Calver confirmed that no decision will be taken tonight. HTC is the local consultee and we will submit our views in the same way as residents do. He also confirmed that every point raised with HTC will be considered by the Planning Authority as all correspondence has been sent on and will be considered by the decision makers. A final concern was the size of the building overlooking the Gables at the side.

P034/17	<u>APOLOGIES FOR ABSENCE</u> Cllrs Fowler and Struth.
P035/17	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> Cllr Ashley declared a non-pecuniary interest as he knows the applicant. Cllr I Henderson raised a non-pecuniary interest as he sits on the Development and Regulatory committee at Essex County Council.
P036/17	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 8 th August 2017 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.

P037/17	<u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u> None
P038/17	<u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 11th, 18 th and 25 th August and 1 st September 2017. RESOLVED: Recommendations in Appendix 'A' be submitted to Tendring District council.
P040/17	<u>DETERMINATIONS</u> Members noted determinations of previously considered planning applications as notified by Tendring District Council: <ul style="list-style-type: none"> • <i>Full approval of application 17/01009/FUL - Removal of existing under croft garages and conversion of these spaces into a two bedroom residential unit and a community liaison office, Churchill Court, Harwich, CO12 4NU.</i>
P041/17	<u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u> The Clerk referred to some correspondence which had come in by post, in relation to application number 17/01338/FUL. This was discussed during consideration of this item.
P042/17	<u>DATE OF NEXT MEETING</u> The next Town Planning meeting will be held at The Guildhall, Church Street, Harwich, on Tuesday 26th September 2017 at 6.30pm.

The Chairman closed the meeting at 7.39pm.

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 8th August 2017.

WEEK ENDING 11th AUGUST		
17/01258/FUL Ms Hayley Skargon 120 Ashley Road Dovercourt	Single storey side extension and garage conversion.	No Objection
17/01301/FUL Mr & Mrs Coles 58 Artillery Drive Dovercourt	Proposed single storey rear extension to form kitchen.	No Objection
17/01317/FUL Mr Jason MrDermott 99 Fronks Road Dovercourt	Proposed single storey front and side garage extension and rear second floor balcony.	No Objection

WEEK ENDING 18th AUGUST		
17/01338/FUL Mr Carl Richardson - Cliff Hotel Trading Company Ltd Cliff Hotel 22 Marine Parade Dovercourt Essex	Demolition of Cliff Hotel, function hall and ancillary outbuildings. Provision of a new 'Art Deco' style apartment block consisting of basement parking, 20 apartments and a bar/restaurant together with a 61 bed hotel to rear with ancillary parking.	No objection to the proposed application as long as all of the national and local planning policies and protocols are met in terms of height, density and parking availability, and that particular attention is paid to ensuring there is no increased risk of surface water flooding in the Brooklyn Road area as a result of the nature of the development. Furthermore, Harwich Town Council believes that should approval be given, either to the proposed development or an amended form of the proposed development, a condition should be included to prohibit use of the new vehicular access onto Brooklyn Road to anything other than the emergency

		<p>services and refuse collection vehicles. In the opinion of The Council, the refuse collection area should be screened and include a wash-down facility. The Council also requests that the Development Management Plan includes a provision under which all vehicles involved in the demolition and building access the site through the existing vehicular access onto Marine Parade. HTC requests that this application is determined by the Planning Committee and not by Officers using delegated authority.</p> <p>13 votes in favour.</p>
<p>17/01347/MMO For information only Harwich Haven Outer Channel The Quay Harwich Essex</p>	<p>Renewed consent to dispose of maintenance dredgings from the ports of Harwich and Felixstowe and associated navigation channels.</p>	<p>Noted</p>

WEEK ENDING 25th AUGUST

None

WEEK ENDING 1ST SEPTEMBER

<p>17/01188/FUL Mr G Kada - The Hallmark Group Land adjacent 24 Victoria Street</p>	<p>Erection of boundary fence.</p>	<p>No Objection</p>
<p>17/01383/FUL Mr Leonard Harris 2 Rose Gardens Dovercourt</p>	<p>Erection of 1.8 metre fence.</p>	<p>Object. Recommend refusal on the grounds that part of the area to be enclosed by the fencing is an area of green open space, which is for all the residents to enjoy. It is believed visual aspect will be detrimental to the</p>

		street scene and these open spaces should be protected. Reference to be made to the discharge of condition 8.
17/01434/FUL Mr Nigel Bevis Capitol Gardens 45 Manor Lane Dovercourt	Detached garden room.	No Objection