

HARWICH TOWN COUNCIL
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MINUTES
 of the
TOWN PLANNING COMMITTEE
 held at
The Guildhall, Church Street, Harwich, CO12 3DS
 on
Tuesday 17th October 2017 at
6.32pm

Present:	Cllrs B Brown, J Brown, Fay, I Henderson, J Henderson, Morrison, F Powell, Smith, Struth, Todd and Urwin
In the Chair:	Councillor C Powell
Clerk:	Ms Lucy Ballard
Also present:	10 members of the public, 0 members of the press.

Question Time: Valerie Sharpe, of Williamsburg Ave, raised objection to the applications from Verve Gain (Harwich) for housing and commercial outlets, stating several reasons including that the road isn't wide enough, which would cause problems for those who live at the western end of the development and the double-red which were recently placed to prevent lorries parking, aren't effective, which will cause the area to become unsafe. She raised further concern over the increased rubbish which would be generated from the McDonalds. She stated that the residents didn't necessarily dislike the McDonalds, but felt would be safer sited elsewhere and that the development should remain residential. She asked whether Essex County Highways would be consulted. The Chair confirmed yes.

Gary Bryn, of Williamsburg Ave, lives on a part of the development which takes the thru traffic, and raised concern that the McDonalds may attract groups of youths to congregate, and will lead to the depreciation of his property.

P051/17	<u>APOLOGIES FOR ABSENCE</u> Cllrs Ashley, Calver, Fowler and McLeod
P052/17	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> Cllrs Fay and Morrison declared a pecuniary interest in applications 17/01658/FUL and 17/01668/FUL as they each own property on the residential development adjacent to the proposed works. They withdrew from the room during discussion and voting. Cllr I Henderson declared an interest as he sits on the ECC Regulation and Development committee.
P053/17	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 26 th September 2017 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.
P054/17	<u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u> None

P055/17	<p><u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 29th September, 6th and 13th October 2017. RESOLVED: Recommendations in Appendix 'A' be submitted to Tendring District council.</p>
P056/17	<p><u>DETERMINATIONS</u> None</p>
P057/17	<p><u>PLANNING APPEAL</u> Members considered whether to make comments, or modify/withdraw previous representation in relation to application 16/01665/FUL, Development of 5x2 bed & 2x1 bed & 1 single person apartments over 2.5 floors with under-croft parking, 59 Ingestre Street, Harwich. RESOLVED: To submit the original comments of HTC to the Planning Inspectorate.</p>
P058/17	<p><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u> None</p>
P059/17	<p><u>DATE OF NEXT MEETING</u> The next Town Planning meeting will be held at The Guildhall, Church Street, Harwich, on Tuesday 7th November 2017 at 6.30pm.</p>

The Chairman closed the meeting at 7.25pm.

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 17th October 2017

WEEK ENDING 29TH SEPTEMBER 17		
17/01572/FUL Mr Jas Benning - Benning Developments Ltd Land West of Vicarage Farm House Langley Close Dovercourt	Block of 9 Flats, comprising of 7 x 1 Bedroom and 2 x 2 Bedroom.	Object on grounds of over development of the site, a development that is inappropriate for the location on the road layout. Furthermore, HTC is not convinced that the infrastructure is able to cope with an additional development.

WEEK ENDING 6TH OCTOBER 17		
17/01667/FUL Mr D Platten 644 Main Road Dovercourt Harwich	Proposed erection of first floor rear extension.	No Objection
17/01680/FUL Mr D Platten 646 Main Road Harwich	Proposed erection of first floor rear extension.	No Objection
17/01684/FUL Mr & Mrs M McCready Goodlife Guest House 162 High Street Harwich	Proposed additional bedrooms to guest house.	No Objection

17/01383/FUL Mr L Harris 2 Rose Gardens Dovercourt	Variation of Condition 8 of planning permission 12/00843/FUL – Landscaping	Objection on the grounds that the area concerned should be a green open space and not fenced in.
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WEEK ENDING 13TH OCTOBER 17

17/01583/FUL Mr Mark Newport Land Between 74 and 76 Holyrood Dovercourt	Proposed new 1 bed dwelling.	Object on grounds of unnecessary development and overdevelopment.
17/01658/FUL Verve Gain (Harwich) Ltd Land North of Williamsburg Avenue Harwich	33 No. houses and 24 No. flats (C3 use class) with associated works.	Objection on the grounds of overdevelopment, out of character, not in-keeping with the other properties within the area, insufficient parking, far too high and crammed in.
17/01668/FUL Verve Gain (Harwich) Ltd Land off Station Road Roundabout Williamsburg Avenue Harwich	Development of site with the erection of both a freestanding restaurant and a freestanding coffee shop, both with associated drive through facility. Installation of associated car park, patio areas, extraction equipment and wider associated works to the site.	Proposal of No Objection with the following conditions - reviewed access to add a filter lane, oppose 24-hour opening as it's on the edge of housing and also a barrier be placed across the entrance when closing to prevent anti-social behaviour and cars gathering. 3 for, 6 against and 1 abstention. Objection on the grounds that there's no room for a filter lane off the roundabout, the existing residents wish for the development to remain residential only, there will be increased noise pollution, litter and cars racing around overnight. With 6 for, 3 against and 1 abstention, the motion was carried.

17/01703/FUL Mrs Janet Goodall 6 Manor Lane Dovercourt	Double ground floor extension on existing one bedroom bungalow to form two/three bedroom bungalow.	Objection on the grounds of it being a very small plot and this scale of development is not suitable for that size of plot in that area.
17/01707/FUL Mr Stephen Ralph Land adjacent Valen Lower Marine Parade Dovercourt	Erection of a single dwelling with parking and associated infrastructure.	No Objection
17/01712/FUL Mr & Mrs Cole 15 Third Avenue Dovercourt	Proposed single storey rear extension.	No Objection
17/01723/FUL Mr & Mrs Harman 5 Rose Gardens Dovercourt	Erection of a conservatory.	No Objection
17/01740/TPO Mrs Huntley 6 Musgrave Close Dovercourt	1 No. Oak - rear garden - reduce by 2.5 m overall back to previous cutting points	No Objection
17/01752/FUL Mr David Looser Electric Palace Cinema Kings Quay Street Harwich	Construction of new timber finial on top of existing stone pediment.	No Objection
17/01753/LBC Mr David Looser Electric Palace Cinema Kings Quay Street Harwich	Construction of new timber finial on top of existing stone pediment.	No Objection
17/01767/TPO Tendring District Council - Mr T Mills Church of All Saints Main Road Dovercourt	1 No. Horse Chestnut - fell due to presence of fungal bracket	No Objection on the condition that the tree is replaced with one of a similar species.