

**HARWICH TOWN COUNCIL**  
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**MINUTES**  
of the  
**TOWN PLANNING COMMITTEE**  
held at  
**The Guildhall, Church Street, Harwich, CO12 3DS**  
on  
**Wednesday 27 June 2018 at 6.32pm**

<b>Present:</b>	Cllrs B Brown, Calver, Fay, J Henderson McLeod, Morrison, C Powell, F Powell, Smith
<b>In the Chair:</b>	Councillor A Todd
<b>Clerk:</b>	Ms Lucy Ballard
<b>Also present:</b>	12 members of the public, 0 members of the press.

**Question Time:** Mrs Holbrook of East Ward asked if the Council would fight the application for Church Street, stressing lack of parking, noise, pollution and the cost of renovation as reasons for her objection. The occupier of 62A West Street, which adjoins the property to which the application relates, referred to the right of way, which runs across their land and stated that currently they can lock the gate, as within their rights but said that with the proposed development, realistically they won't be able to manage that going forward which would reduce security to their property. He stated a second issue which was the presence of wheelie bins which would be stored at the rear of the property; and that there is insufficient room for that down the small access alleyway. He was concerned that the bins would be left outside of their property whilst awaiting collection since the only means of getting the bins to the kerbside was via the back entrance and out onto West Street.

Another occupier of the same address mentioned that the passageway widens at one end which is the only outdoor space for her property. She said there is already a washing line out there and with the proposal including space for bike racks, this would further restrict the space available. It would also restrict the privacy of the West Street property since their kitchen window looks out on the passageway.

Mrs Bradnum of East Ward said she used to live opposite the property in West Street and believed that the access right of way was for emergencies only rather than everyday use.

Mrs Thompson of East Central Ward said the property is 3 stories and multiple occupancy so would require licensing but hasn't seen anything in the application in this regard. She also mentioned the safety aspect of the property and that the Essex County Fire & Rescue Service hadn't been consulted. She asked if HTC would request they be called as consultees in the process. Mr Pitham lives next door to the property in question and asked what the Council can do to assist the residents.

Cllr J Henderson informed all that Cllr I Henderson intended to 'call in' the application as a district councillor to ensure it's determined by the Planning committee rather than by delegated officer decision.

A resident asked if there was any point in the planning process where their objections, which had been submitted via Public Access would disappear online. The Chairman confirmed they would remain throughout the process.

<b>P018/18</b>	<b><u>APOLOGIES FOR ABSENCE</u></b> Cllrs Ashley, J Brown, Fowler, I Henderson, Struth and Urwin.
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P019/18	<b><u>DECLARATIONS OF MEMBERS' INTERESTS</u></b> None
P020/18	<b><u>MINUTES OF THE LAST MEETING</u></b> <b>RESOLVED:</b> that the minutes of the Town Planning meeting held on 5 June 2018 (previously circulated) be approved by the Committee and signed by the Chairman as a true record. <b>DM/FP</b>
P021/18	<b><u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u></b> The Clerk confirmed that in relation to former applications 18/00726/FUL And 18/00809/OUT, for which there was confusion over the location of the planning proposal, the site in question was the same for both applications and that the addresses related to the respective applicants. She further confirmed that the site had no specific allocation in the Local Plan although it is within the Urban Regeneration Area as well as the settlement development limits. It is also adjacent to but not within the Conservation Area and Historic Town Boundary.
P022/18	<b><u>PLANNING APPLICATIONS</u></b> The Committee considered a schedule of planning applications for weeks ending 8, 15 and 22 June 2018. <b>RESOLVED:</b> Recommendations in Appendix 'A' be submitted to Tendring District Council.
P023/18	<b><u>DETERMINATIONS</u></b> Members noted determinations of previously considered planning applications as notified by Tendring District Council: <b>Full approval of 18/00216/</b> - Construction of 7 No Bungalows with associated garages and parking. Reconfiguration of parking and amenity space serving existing flats. Existing access from Fronks Road to serve existing flats and proposed bungalows.152 Fronks Road, Dovercourt
P024/18	<b><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u></b> Members noted an email on behalf of Garry Guiver providing an update (circulated separately) on the Local Plan.
P025/18	<b><u>DATE OF NEXT MEETING</u></b> The next Town Planning meeting is to be held at <b>The Guildhall, Church Street, Harwich, on Tuesday 17 July 2018 at 6.30pm.</b>

The Chairman closed the meeting at 7pm.

**CHAIRMAN**

**DATE**

**APPENDIX A**

**HARWICH TOWN COUNCIL:**

Recommendations of the Planning Committee Meeting held on 27 June 2018

<b>WEEK ENDING 25 MAY 2018</b>		
18/00809/OUT AJ Woods Engineering Ltd SSAS Former Anchor Hotel 7 Stour Road	Construction of 14 self-contained residential dwellings and associated parking.	<b>Objection on the grounds of over development, inappropriate development and lack of amenity space due to the state of amenity space being the access/egress to the garages.</b>
<b>WEEK ENDING 8 JUNE 2018</b>		
18/00827/FUL Mr Elonge 13 Church Street Harwich	Proposed change of use from C3 (Dwelling house) to C4 (House in Multiple Occupation).	<b>Objection on the grounds that the passageway (right of way) which runs across the adjoining property to the rear and which is to be used as rear access, is the only bit of outside amenity space the residents of 62A West Street have and which will, under the proposals, be shared with wheelie bins and bicycles. Furthermore this is deemed overdevelopment, and inappropriate development and will set a precedent for other large properties in the area. Parking is a major issue as is safety since access to the rear of the property in the event of a fire is via a small passageway and as such Harwich Town</b>

		<b>Council requests that the Essex County Fire &amp; Rescue Service be consulted on this application.</b>
<b>WEEK ENDING 15 JUNE 2018</b>		
18/00910/FUL Mr Jacek Maklakiewicz 49 Vienna Close Dovercourt	Demolition and replacement of the existing rear single storey conservatory.	<b>No Objection</b>
18/00927/FUL Mr W M Morrisons Morrisons Superstore Iconfield Park Garland Road Harwich	Installation of new Sunlite retail unit.	<b>No Objection</b>
<b>WEEK ENDING 22 JUNE 2018 – No Applications Received</b>		