

HARWICH TOWN COUNCIL
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MINUTES
of the
TOWN PLANNING COMMITTEE
held at
The Guildhall, Church Street, Harwich, CO12 3DS
on
Tuesday 25th June 2019 at 6.30pm

Present:	Cllrs Calver, Chant, Fay, Ferguson, J Henderson, McLeod, Morrison, Richardson, D Smith, G Smith and Todd
In the Chair:	Councillor I Henderson
Clerk:	Ms Lucy Ballard
Also present:	26 members of the public, 0 members of the press.

Cllr I Henderson left the chamber during public question time having ascertained that questions would be asked in relation to application 19/00838/OUT.

Question Time:

Many concerns were raised by members of the public in respect of application 19/00838/OUT. Mr Sutcliffe of Low Road asked if the position on the new development, as holiday lets, was a permanent one, since he was aware that another local holiday camp had started out the same and had since been given planning permission which allowed them to become permanent residences. Cllr McLeod was unable to answer since the information wasn't known at this stage and the council could only base its submission on the information in the application.

Mr Thompson of Musgrave Close, referred to a meeting he'd attended years ago at the district council where it was stated that they wouldn't allow any developments on that site since it was a flood plain and asked how they could build on there. Cllr McLeod said it's an outline application but has accommodated that particular caution within the proposals.

Jan Vauxhall of Musgrave Close said the biggest concern for many neighbouring residents was the traffic, with many driving in excess of the speed limit. She said there were measures in place to prevent speeding and accidents but felt the road wasn't suitable for accommodating this development, particularly given the recent planning approval which will see another 300 dwellings being built next to the proposed site. She also mentioned the lack of local services. Cllr Calver advised members of the public that HTC strongly objected to the proposal for the 300 dwellings for these very reasons.

Mrs Bradley of Winfield Avenue said her property will overlook a carpark which will be positioned by the only ventilation in her home. She pointed out that she's been a resident of 27 years and her solicitor had carried out searches on the site and she read from the now redundant Local Plan of TDC and asked why the goalposts were being moved. She said if trying to market her property, there would be issues she'd need to declare which would detrimentally affect its value. Cllr Calver confirmed that HTC isn't moving the goalposts and confirmed that under the emerging local plan, that land has been earmarked for development and the provisions under the previous plan no longer applied.

Resident, Frobisher Road said it appeared that the applicant wants the chicane traffic calming measure removed to accommodate a new junction as part of the development. He stated that Speed Watch data says the current average speeds are between 40-50 mph. The survey information has taken into consideration the new 300 homes to be built next to the proposed site and there'll be two road junctions along that stretch of road. He stated that in relation to the family

pub and function suite which are proposed, the car park would be approximately 20m from his back wall. He also believes the applicant has been in talks with a major fast-food chain about a restaurant being sited there. He referred to the impact on the infrastructure, ability of the sewerage system to cope, insufficient NHS places and demand on all these other services. Additionally there will be a loss of agricultural land and an adverse effect on wildlife as well as established trees needing to come down. He said it must go to a Full Planning committee meeting at the district council

Resident of Frobisher Road confirmed the application is for use of the chalets for 11 months of the year but it's a creeping way of increasing the number of residential properties since it's possible that after a time, an application will be made to extend this to year round use, similar to that which has been seen previously.

Mr Gooch of Frobisher Road lives close to the development site and asked what it will bring to the area. He referred to employment and felt there wouldn't be many opportunities that would benefit the area since the additional facilities which are included in the proposal, already exist in the area. He referred to the approved application for 300 new dwellings further along the same road and that further speed surveys would be in place.

Charlotte McGowan of Frobisher Road supports all the previously made points. She asked if there would be clarification on some of the points which appeared unclear in the application. She mentioned the proposed mini supermarket in particular and raised concern about the scale of it since this might impact on the convenience store which has been located along Gravel Hill Way for many years.

Cllr McLeod reiterated that it was an outline application and further detail will be provided in due course.

A representative of Don Thompson care home, said she had 28 people she has to care for, many of those who are unable to voice their own concerns and who she would speak on behalf of. She said the district council needs to consider the impact on them. She feels it's not a very well thought out application and that the impact on these residents is long-reaching and will be there long after the developers have left.

Cllr Ferguson recommended that everyone puts their objections into TDC and spread the word to other to do the same since it does make a difference.

One resident confirmed that a petition was underway with many signatures already received. No further questions were taken.

P010/19	<u>APOLOGIES FOR ABSENCE</u> Cllrs Davidson, Fowler, Powell and Saunders
P011/19	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> Cllrs Henderson both declared an interest in application 19/00838/OUT as neighbouring residents of the proposed development and left the Chamber during the debate and vote. Cllr McLeod took the chair during this time.
P012/19	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 4 th June 2019 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.
P013/19	<u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u> None
P014/19	<u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 7 th , 14 th and 21 st June RESOLVED: To submit comments to Tendring District Council planning authority

<p>P015/19</p>	<p><u>DETERMINATIONS</u> Members noted determinations of previously considered planning applications as notified by Tendring District Council:</p> <p>19/00648/LBC – Refusal – Listed Building Consent, 18.06.2019, Delegated Decision. Mr Peter Barringer. To install dividing plasterboard faced stud partitions between office accommodation and carvings room. Guildhall, Harwich</p>
<p>P016/19</p>	<p><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u> The clerk informed members that Cllr Chant had heard concerns from a local resident about works which he believed had commenced on land east of Pond Hall Farm (19/00851/DETAIL) prior to planning approval being granted. The clerk referred to an earlier reply to Cllr Chant, encouraging him to check what works were permitted under the OUTLINE approval from 2016. She also referred to correspondence from Cllr Fowler about the DETAILED application being corrected so that it fell into the Tollgate ward and could be duly considered by Harwich Town Council.</p> <p>Cllr Morrison spoke to TDC who have sent an enforcement officer to site and they will prepare a report and liaise with her over their findings.</p> <p>Cllr Richardson also spoke with the concerned resident and said he would update them when he knew more. Cllr Morrison said she would keep other ward councillors in the loop.</p> <p>Cllr McLeod said it was good news that the Greater Anglia engineering depot had been given the 'go ahead'.</p> <p>Cllr Fay alerted members that someone had expressed an interest in the land adjacent to Morrisons, which may bring some much welcomed industrial development and possible employment opportunities.</p>
<p>P017/19</p>	<p><u>DATE OF NEXT MEETING</u> The next Town Planning meeting is to be held at The Guildhall, Church Street, Harwich, on Tuesday 16th July 2019 at 6.30pm.</p>

The Chairman closed the meeting at 8.11pm

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 25th June 2019

WEEK ENDING 7 JUNE 2019		
19/00488/FUL Mr Glen Brunsten Mayflower County Primary School Main Road	Proposed placement of a double decker bus on the school site for use as a library and teaching space.	No Objection
19/00809/FUL Aura Developments Ltd 143 High Street Harwich	Proposed conversion of existing first and second floor levels into 3 separate flats, and retention of existing ground floor commercial use.	Object on the grounds of overdevelopment and insufficient parking.
19/00822/TPO Mr Pilling 24 Cliff Road Dovercourt	3 No. Limes - re-pollard, 1 No. Lime - reduce by 2m	No Objection
WEEK ENDING 14 JUNE 2019		
19/00838/OUT Onslow Developments Limited Land West of Don Thomson House Low Road Dovercourt	Formation of high quality Chalet Park (three separate areas) including new access road, mini market/pharmacy/post office, family pub and restaurant (incorporating function suite which provides flood evacuation facility), comprehensive landscape enhancement and landscape 'buffer' planting to site boundaries.	Harwich Town Council strongly objects to this application, initially, on the grounds of inadequate local infrastructure serving the Harwich peninsula. Whilst this is only an outline application it cannot be ignored that permission has recently been granted for 300 new dwellings on an adjacent site and, in the opinion of Harwich Town Council, that application further overloads an already overstretched local infrastructure.

In the opinion of Harwich Town Council no developments of this size should be permitted on the Harwich peninsular until the lack of local infrastructure has been fully addressed.

The traffic surveys carried out on Low Road indicate that it is already a heavily used access/egress for Harwich and Dovercourt and that over 75% of the vehicles using it exceed the designated speed limit. Harwich Town Council believes that it would increase the likelihood of serious accidents both to road users and pedestrians if additional pressure was added to this road by a development of this size and further believes that it would be irresponsible and dangerous to remove the traffic calming chicane that the surveys have shown is necessary. It is the opinion of the council that additional traffic calming measures are already required and that no additional development should be allowed on this road until safety levels on this road are greatly improved.

Harwich Town Council believes that this development would

		<p>have an unacceptably negative impact on the lives of existing residents.</p> <p>Returning to the initial issue of local infrastructure Harwich Town Council calls upon Tendring District Council to liaise with Essex County Council to ensure that local infrastructure levels serving the Harwich peninsula are increased to a level where they are sufficient to effectively serve the growing population.</p> <p>Harwich Town Council requests that this application is not determined under delegated authority.</p>
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WEEK ENDING 21 JUNE 2019

19/00855/FUL Mr Ian Holmes 14 Low Road Dovercourt	Proposed single storey side extension.	No Objection
19/00867/MMO Mr John Brien - Harwich Haven Authority For Information Only Harwich Haven Outer Channel The Quay	To dispose of the dredge material arising from the required maintenance dredging in the outer channel to remove the areas of shoaling.	Noted
19/00852/FUL Mr G Hambling 62 Harbour Crescent Harwich	Proposed dormer alteration and construction of balcony.	No Objection
19/00887/FUL		No Objection

<p>Mrs Angela Craig 268 High Street Harwich</p>	<p>Proposed change of use from A1 to D1 (Nursery), provide security entrance on external and internal doors, and include an outdoor area enclosed by a 6 foot acoustic fence with gate for emergency access.</p>	<p>.</p>
<p>19/00891/FUL Mr Marcus Clarke 143 Fronks Road Dovercourt</p>	<p>Conversion of existing pool building to form self-contained 2 bed dwelling together with reopening of vehicular access</p>	<p>No Objection</p>