

HARWICH TOWN COUNCIL
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MINUTES
 of the
TOWN PLANNING COMMITTEE
 held at
The Guildhall, Church Street, Harwich, CO12 3DS
 on
Tuesday 7th January 2020 at 6.31pm

Present:	Cllrs Calver, Chant, Davidson, Ferguson, J Henderson, McLeod, Morrison, Powell, Richardson, Saunders, D Smith, G Smith and Todd
In the Chair:	Councillor I Henderson
Clerk:	Ms Lucy Ballard
Also present:	14 members of the public, 0 members of the press

Question Time: Betty Holbrook asked about the application for 31 Kings Quay Street and referring to the flood assessment, she raised concern over the intended use of the basement. Cllr Henderson confirmed that the application had been approved so HTC will note her comments when the determinations are announced.

Several members of the public, who had attended a recent meeting of the Harwich Residents' Association (HRA), made comments regarding application 19/01837/FUL.

At the meeting, it was agreed that Harwich did need regeneration but there are serious concerns regarding what was proposed for the area which include local environmental impact, infrastructure, traffic, possibility of flooding, the scale of the development, the height of the tower, number of 1 and 2 bed properties, the number of cars coming and going and lack of traffic calming measures. Cllr Henderson confirmed there were still a large number of outstanding significant documents to be submitted and he referred to these. The Planning Officer has confirmed the process is likely to take substantially longer than thought because there is insufficient material available to make full consideration of the application so was happy to extend the date for receiving comments. The Chairman of the HRA, Nick May, said he would share the minutes of the meeting.

Whilst the residents gave general support for development, they stressed the importance of getting it right and raised other concerns which included, the effect of the building on the other buildings in Harwich, the impact of piling on the structure of the existing buildings in Harwich, and the sheer scale of the development

One resident asked if we could work towards a public meeting with Tendring District Council present as representatives along with the developers so that everyone has the opportunity to raised concerns and clarify points that appear unclear.

Another resident talked about the pros and cons of developing/not developing the area. Cllr Henderson said the site could be left with an abandoned brownfield site as the cargo ships, currently being serviced by the port, are getting bigger and the port cannot be expanded to accommodate them.

There were no further comments or questions.

P083/19	<u>APOLOGIES FOR ABSENCE</u> Cllrs Fay and Fowler
P084/19	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> Cllr Ferguson declared a personal interest in application 19/01837/FUL as a local resident.

P085/19	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 10 th December 2019 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.
P086/19	<u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u> None
P087/19	<u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 13 th , 20 th and 27 th December 2019 and 3 rd January 2020 RESOLVED: To submit comments to Tendring District Council planning authority.
P088/19	<u>DETERMINATIONS</u> Members noted determinations of previously considered planning applications as notified by Tendring District Council: Approval of application 19/01439/LBC - Retention of internal alterations to basement to add additional en-suite bedroom and refurbishment to kitchen on ground floor. 31 Kings Quay Street. Cllr Todd confirmed that Essex CC have made the applicant do the job properly and correctly and another application will be needed for the plastering aspect of the works. The Clerk agreed to write to obtain clarification on the flooding issues and proposed use of the basement.
P089/19	<u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u> Members considered Tendring District Council's draft housing strategy which is currently out for consultation. Deadline for submission of comments is 31st January 2020. Cllr Henderson asked members to look over this prior to the next meeting when this will be featured on the agenda.
P090/19	<u>DATE OF NEXT MEETING</u> The next Town Planning meeting is to be held at The Guildhall, Church Street, Harwich , on Tuesday 28th January 2020 at 6.30pm.

The Chairman closed the meeting at 7.55pm

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 7th January 2020

WEEK ENDING 13 DECEMBER 2019 – NONE RECEIVED		
WEEK ENDING 20 DECEMBER 2019		
19/01837/FUL Navyard Limited	Proposed demolition of existing buildings, erection of	Members spoke extensively about the

<p>Navy Yard Wharf Kings Quay Street Harwich</p>	<p>new flood defences and redevelopment of the site with a mixed use development providing 373 dwellings (134 houses and 239 flats), 1,214 sqm (GIA) of commercial space (A1, A2, A3, A5, B1 and D1 uses) with associated car, motorcycle and bicycle parking (including visitor spaces), landscaping, communal amenity space and new public realm together with associated refuse and recycling storage facilities.</p>	<p>application and raised several concerns including – the impact on the character/social character of Historic Harwich, the ability of the town to cope with additional residents due to poor infrastructure (medical facilities and schools), drainage, lack of availability of local jobs, overdevelopment, insufficient road widths, missed opportunities for a marina, and the fact that the developer feels it's not viable to pay the mitigation costs (£106 million).</p> <p>It was mentioned that development could be positive to regenerate the town as an abandoned site could put Harwich into a worse economic situation, but that it should be considered carefully as currently the proposed development is not in-keeping with Harwich.</p> <p>Some members believed the plans seen this evening differed from those originally drawn up, which meant aspects of the development were more imposing.</p> <p>Some members opposed the development due to lack of sustainable infrastructure, especially since the mitigation money is only expected to enhance the physical nature of local services rather than the provision</p>
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		<p>for extra doctors/teachers.</p> <p>Cllr G Smith stated that he didn't oppose to the site being developed but did object to the size of it.</p> <p>Some members felt they would be better informed once other stakeholders had submitted their comments and therefore Cllr Powell proposed and Cllr J Henderson seconded that HTC defer until more information comes in from TDC. With 6 for and 8 against this wasn't carried.</p> <p>Cllr Davidson proposed and Cllr G Smith seconded an Objection as follows:</p> <p>Harwich Town Council has no objection to a redevelopment of the Navy yard site but believes that the present application is unacceptable in its present form and therefore objects to it on the following grounds: The proposal would result in an almost doubling of the population of Historic Harwich and would permanently alter the existing skyline, social structure, and geography of the town. The height of buildings within the proposed development is excessive and would result in them totally dominating the</p>
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		<p>existing dwellings. The Council does not believe that this location could allow the amount of additional vehicles to move freely through what are already narrow and congested streets. The council is extremely concerned that local infrastructure is already over stretched and believes that this development would only serve to make matters worse.</p> <p>With 11 for and 3 abstentions, the motion was carried.</p>
WEEK ENDING 27 DECEMBER 2019 – NONE RECEIVED		
WEEK ENDING 3 JANUARY 2020 – NONE RECEIVED		