

HARWICH TOWN COUNCIL
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MINUTES
 of the
TOWN PLANNING COMMITTEE
 held
Remotely
 on
Wednesday 22nd July 2020 at 6.30pm

Present:	Cllrs Calver, Chant, Davidson, Fay, Ferguson, McLeod, Powell, Richardson, Saunders, D Smith, G Smith and Todd
In the Chair:	Councillor I Henderson
Clerk:	Ms Lucy Ballard
Also present:	0 members of the public, 0 members of the press and Shannon Lenyk, Administration Assistant.

Question Time: No questions

P001/20	<u>APOLOGIES FOR ABSENCE</u> Cllrs Ferguson, Fowler, J Henderson and Morrison
P002/20	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> None.
P003/20	<u>ELECTION OF VICE CHAIR</u> RESOLVED: To elect Cllr McLeod as vice-chair for the Planning Committee for the remainder of the Municipal Year.
P004/20	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 25 th February 2020 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.
P005/20	<u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u> None.
P006/20	<u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 3 rd , 10 th and 17 th July 2020 RESOLVED: To submit comments to Tendring District Council planning authority.
P007/20	<u>DETERMINATIONS</u> Members noted determinations of previously considered planning applications as notified by Tendring District Council: NONE.
P008/20	<u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u> <ul style="list-style-type: none"> • To note that Cllr I Henderson has requested to call-in planning applications 20/00746FUL and 20/00747/LBC to the TDC Planning Committee. • To note application 20/00595/COUNOT, for information only.

	<ul style="list-style-type: none"> • Cllr McLeod expressed concern that so many places in the town still needed attention and asked whether there was any update on certain sites, including the former Queens pub site, the property opposite the duck pond, which has been scaffolded for a number of years and 20 Victoria Street. The clerk confirmed she'd received no information. Cllr Henderson said he's in talks with TDC officer Paul Price about the property opposite the duck pond and I was been addressed. • Cllr Richardson referred to the new changes to the planning laws, which were expected to come into force n September and asked if anyone knew about this or whether anything could be done. Cllr Henderson spoke with TDC Planning department about the new changes and they're still receiving guidance on the new legislation so don't know all the implications as yet, although Cllr Henderson said it could mean that unused units within town centres could be demolished without permission. Some of the new legislation already exists, such as permitted development and applicants would still be required to consult, including with the planning authority who will decide whether planning permission is required. Pubs will be excluded from the new rules. He's asked the officer to forward guidance on the new changes but said that training could be made available to towns and parish councils in due course.
P009/20	<p><u>DATE OF NEXT MEETING</u></p> <p>The next Town Planning meeting is to be remotely on Tuesday 11th August 2020 at 6.30pm.</p>

The Chairman closed the meeting at 7:13 pm

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 22nd July 2020

WEEK ENDING 3JULY 2020		
20/00626/FUL Mr N Marshall 40A Church Street Harwich	Replacement rear dormers approx. 300mm wider than the existing, and alterations to door and windows.	No Objection
20/00746/FUL Mr & Mrs R Ranson The Hanover Inn 65 Church Street	Change of use/conversion of public house and residential to self-contained flats.	Harwich Town Council opposes this application on the following grounds: Initially the council does not believe this to be a failing business and believes that the inflated price at which the Hanover has been put on the market will be the factor that is deterring any interested parties. Indeed, the Hanover was Tendring

		<p>CAMRA's pub of the year in 2019 and was runner up in 2020. The application itself offers no off-street parking in an area where parking is a major issue and its location means that it is impossible to park either outside the front or rear of the property. There is no amenity space and the application represents an overdevelopment of the site. Harwich Town Council has great concern that the internal layout offers no emergency access/egress and would also compromise the listings within its grade II listed status. The council further believes that the loss of amenity would be a major blow to the leisure and tourism industry within historic Harwich as the Hanover is a venue which jointly hosts many of the town's annual events. The Hanover lies at the heart of historic Harwich's conservation area and is an historic building in its own right, the rear wall being part of the original town wall. The pub is located in an area of significant flood risk and the application is not accompanied by a flood risk assessment.</p>
<p>20/00747/LBC Mr & Mrs R Ranson The Hanover Inn 65 Church Street</p>	<p>Change of use/conversion of public house and residential to self-contained flats.</p>	<p>As above</p>
<p>20/00760/FUL Mr Paul Griffin 87A Long Meadows Dovercourt</p>	<p>Replacement closed board fencing to side of property, a concrete base at front of the property for a garden shed and removal of rear</p>	<p>Not considered as subsequently confirmed as an invalid application by the Planning authority.</p>

	fence and move back to boundary line.	
WEEK ENDING 10 JULY 2020		
20/00756/LBC Ms Susan Lewis 7 Church Street Harwich	Proposed steel railings with semi-gloss black finish and a decorative panel to protect lower third of each window.	No Objection
WEEK ENDING 17 JULY 2020		
20/00839/FUL Mr & Mrs Jennings 17 Fronks Avenue Dovercourt	Proposed single storey rear extension.	No Objection