

**MINUTES**  
 of the  
**TOWN PLANNING COMMITTEE**  
 held  
**Remotely**  
 on  
**Tuesday 9<sup>th</sup> March 2021 at 6.37pm**

<b>Present:</b>	Cllrs Calver, Chant, Davidson, Fay, Ferguson, J Henderson, McLeod, Morrison, Powell, Richardson, Saunders, D Smith, G Smith and Todd
<b>In the Chair:</b>	Councillor I Henderson
<b>Clerk:</b>	Ms Lucy Ballard
<b>Also present:</b>	11 members of the public, 0 members of the press and Admin. Assistant Jessica Griffiths

**Question Time:** Resident, Steve Gravenor, raised his concerns in relation to application 21/00172/FUL and asked HTC to object as strongly as possible. The application has attracted opposition locally with about 60 plus objections plus a 74-name petition. He was concerned it would ruin a lovely corner of Dovercourt, a gentile area of town with many families. The development would be on the narrowest part of the road where parking is already at a premium and the consequence is going to be complete parking chaos with potentially 30+ more vehicles, making traffic conditions worse than they currently are. There is no provision for parking within the application and this goes against planning criteria. Additionally, the additional rubbish and waste and the storage of, along with the possibility of vermin, is a worry. Also, there is a risk of increased noise, petty crime and anti-social behaviour. There are 30 HMO beds in 5 different properties within half a mile of the application site already. Longer term, he worries the houses at this end of the road will most certainly be converted for the same purpose and that this would make it difficult to highlight the virtues of Dovercourt, which could harm tourism. He felt the proposed living conditions didn't appear to meet the minimum standards as stated in the Local Plan. There are 2 small kitchens for 30 people and two living rooms, which could lead to residents congregating on the streets instead. Both GP surgeries are full locally. Overall, he felt the application was inappropriate for the area.

Another resident, Mr Woodman, raised a couple of points, including issues over parking – he has the last off-road parking position along that stretch of road and this is hazardous as there's no room for manoeuvre. He also emphasised concern on the overloading of public services and raised real concern over the potential fire risk this property could be as they're old buildings.

Another resident, Dan Marvan, said the additional traffic would be dangerous as visibility along the road is limited due to the amount of on-street parking.

Cllr Henderson thanked those members of the public who raised their concerns.

<b>P092/20</b>	<b><u>APOLOGIES FOR ABSENCE</u></b> Cllrs Fowler and Powell
<b>P093/20</b>	<b><u>DECLARATIONS OF MEMBERS' INTERESTS</u></b> None
<b>P094/20</b>	<b><u>MINUTES OF THE LAST MEETING/</u></b> <b>RESOLVED:</b> that the minutes of the Town Planning meeting held on 17 <sup>th</sup> February 2021 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.

P095/20	<p><b><u>MATTERS ARISING FROM THE MINUTES</u></b> None</p>
P096/20	<p><b><u>PLANNING APPLICATIONS</u></b> The Committee considered a schedule of planning applications for weeks ending 19<sup>th</sup> and 26<sup>th</sup> February and 5<sup>th</sup> March 2021. <b>RESOLVED:</b> To submit comments to Tendring District Council planning authority.</p>
P097/20	<p><b><u>DETERMINATIONS</u></b> Members <b>noted</b> determinations of previously considered planning applications as notified by Tendring District Council:</p> <ul style="list-style-type: none"> <li>• <b>Approval of application 19/01824/OUT</b> Residential development of up to 9 self-contained flats (all matters reserved). Former Anchor Hotel, 7 Stour Road, Harwich.</li> <li>• <b>Refusal of application 20/01738/FUL</b> Change of use from 5-bedroom C3 dwelling to 6-bedroom C4 HMO and associated internal alterations. 7 Victoria Street, Dovercourt, Harwich.</li> </ul> <p><b>Refusal of application 21/00103/FUL</b> Proposed front extension. 43 Ramsey Road, Dovercourt, Harwich. Cllr Morrison had raised a few points with the planning officer over the anomalies with this application since the refusal was based on the necessity to lose 1 off-road parking space, which only existed as the owners had converted their front garden into a driveway. If the owners had wanted to build a porch, with the same effects, this would've been allowed under permitted development. The property next door has retained their garden and if they wanted a downstairs toilet, that would also be approved.</p>
P098/20	<p><b><u>APPEAL</u></b> Members noted a planning appeal in relation to application 19/01464/OUT and discussed whether to make any comments or modify/withdraw previous representations prior to 24<sup>th</sup> March deadline. Cllr J Henderson was notified that part of the refusal was due to the applicant having no access to that land since there was no known owner of the actual development and Tendring District Council (TDC) being the owner of the land surrounding the community centre adjacent to it. She asked if the committee would be minded to modify the original 'No objection' comments and bring them in line with those given by TDC as the planning authority. Cllr I Henderson said that the grounds given were to 'safeguard green space' and according to the emerging Local plan, this application would be contrary to that. TDC would have to sell off their land to provide the applicant access to the site and it was felt that retaining the land was the right thing to do in case TDC ever needed to expand the community centre. <b>RESOLVED:</b> To modify our comments to bring them in line with the refusal grounds of the planning authority. The grounds being loss of green space.</p>
P099/20	<p><b><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u></b></p> <ul style="list-style-type: none"> <li>• Members <b>noted</b> the Alresford Neighbourhood Plan Update to Regulation 16 Consultation – to consider public consultation.</li> <li>• Members <b>noted</b> a Temporary Event Notice – Lidl Supermarket (For information only)</li> <li>• Cllr Todd asked for an update on the plans for the former Starlings site and raised concern over how the large drop at the rear of the site would be managed. Cllr I</li> </ul>

	<p>Henderson confirmed that Tom Gardiner of Tendring District Council, who is developing the site, has offered an informal meeting for councillors to provide an update and seek views on the plans. Members welcomed that and the clerk agreed to arrange this.</p>
<p><b>P100/20</b></p>	<p><b><u>DATE OF NEXT MEETING</u></b>  The next Town Planning meeting is to be held <b>remotely</b> on <b>Tuesday 6<sup>th</sup> April 2021</b> at <b>6.30pm</b>.</p>

The Chairman closed the meeting at 8.19pm

**CHAIRMAN**

**DATE**

**APPENDIX A**

**HARWICH TOWN COUNCIL:**

Recommendations of the Planning Committee Meeting held on 9<sup>th</sup> March 2021.

<b>WEEK ENDING 19 February 2021</b>		
<p><a href="#"><u>21/00172/FUL</u></a> J Roberts Holdings Ltd Dovercourt House 23 - 25 Fronks Road Dovercourt</p>	<p>Change of use from former Care Home (class C2) to a House of Multiple Occupancy (class C4).</p>	<p><b>Harwich Town Council strongly objects to this application on the following grounds: Tendring has now reached the point where its emerging local plan has significant weight above that of its existing local plan. That being the case, this application does not meet the requirements of planning policy LP11 in the following areas: 18 of the 30 proposed resident rooms are smaller than the designated minimum area for such a room; LP11 states that an HMO should have 1 communal room for every 6 resident rooms; this application for 30 such rooms only has 2 communal rooms. LP11 further states that each resident room should be matched by an off-road parking space. There is no provision within this application for off-road parking. Harwich Town Council believes this application to be an inappropriate development as well as an over development of the site. The area is already highly parked</b></p>

		<p>with many residents already finding it difficult to obtain a parking space. This application would massively increase the level of parking on the surrounding road structure to a degree that would make parking, along with access and egress from surrounding streets, difficult and dangerous. The lack of bin storage within the application means that residents would either have to keep refuse within their rooms or would result in the pavements on the Fronks Road frontage being littered with black refuse sacks.</p> <p>Local infrastructure levels are a material planning consideration, and it is the belief of Harwich Town Council that local infrastructure is already stretched to a point where it could not adequately serve a development of this size and nature.</p> <p>It is the request of Harwich Town Council that, should the planning authority be mindful to approve this application, the application is not determined under delegated authority but is tabled for the Planning Committee to deliberate and determine.</p>
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<p><a href="#">21/00174/OUT</a> J Roberts Holdings Ltd Dovercourt House 23 - 25 Fronks Road Dovercourt</p>	<p>Outline Application with all matters reserved for Change of Use from former Care Home (C2) to two residential dwellings (C3).</p>	<p><b>No Objection</b></p>
<p><a href="#">21/00184/FUL</a> Mr Tim Spacey - Harwich Property Ltd Site off Yeomanry Gardens Dovercourt</p>	<p>Erection of 5no. self-contained dwellings consisting of 3no. houses and 2no. bungalows with associated garages and parking, landscaping and amenity space.</p>	<p><b>No Objection</b></p>
<p><a href="#">20/00385/OUT</a> Harding Estates (East Anglia) Ltd Land East of Pond Hall Farm Ramsey Road Ramsey Harwich</p>	<p>Variations of conditions 1 and 19 of approved application 14/01431/OUT to allow up to 80 residential unit occupations prior to completion of associated highway works and improvements including a new roundabout off the A120 as prescribed by condition 19.</p>	<p><b>Harwich Town Council recommends refusal on the grounds that the existing road layout was designed to support the existing development and that it is inappropriate to increase the traffic volume through a residential area onto a fast and busy thoroughfare. Since the original outline consent, the Harwich peninsula has seen a large increase in population without an increase in infrastructure and as local social infrastructure levels are a material planning consideration, this proposal should be viewed as an additional increase in population.</b></p>

<p><b>WEEK ENDING 26 February 2021</b></p>		
<p><a href="#">21/00263/ADV</a> Alight Media 560 Main Road Harwich</p>	<p>Replacement of recently removed existing illuminated 48-sheet advertisement display with an internally illuminated 48-sheet digital LED advertisement display</p>	<p><b>No Objection</b></p>

**WEEK ENDING 5 March 2021**

[21/00298/FUL](#)  
Julia Coleman  
21 Empire Road  
Dovercourt

Erection of single storey rear extension

**No Objection.**