

HARWICH TOWN COUNCIL
The Guildhall, Church Street, Harwich, Essex CO12 3DS
Tel: 01255 507211
email: info@harwichtowncouncil.co.uk

MINUTES
of the
TOWN PLANNING COMMITTEE
held at
The Guildhall, Church Street, Harwich
on
Tuesday 17th October 2023 at 6.30pm

Present:	Cllrs Calver, Chable, Davidson, Fay, I Henderson, J Henderson, McLeod, Powell, Richardson Saunders, Todd and Wade
In the Chair:	Councillor Morrison
Clerk:	Ms Lucy Ballard
Also present:	0 members of the public, 0 member of the press and Jane Albins of Hutchison Ports

The chair welcomed Jane Albins of Hutchison Ports, who would be briefing members on developments at Harwich International Port.

Question Time: None

P041/23	<u>APOLOGIES FOR ABSENCE</u> Cllr Armstrong, Fowler and Smith
P042/23	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> None
P043/23	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 19 th September 2023 (previously circulated) be approved by the committee and signed by the Chairman as a true record.
P044/23	<u>MATTERS ARISING FROM THE MINUTES</u> None
P045/23	<u>BATHSIDE BAY PRESENTATION</u> Jane Albins, Head of Planning and Infrastructure at Hutchison Ports, briefed members on developments at Bathside Bay in terms of the container port, supported by a PowerPoint presentation. In March 2022, planning permission was implemented. Subsequently, Hutchison ports was awarded Freeport East status. This applies to Harwich and Felixstowe ports, the former being predominantly the Bathside Bay development site. There is a push towards green energy and currently there is no permission in place to implement this. Looking at a temporary (15-year) change of use to facilitate green energy projects and the planning application is expected early November. There are other applications in the pipeline, including the Little Oakley Managed Realignment (LOMR) project and Small Boat Harbour (SBH) works, the latter being part of the mitigation works of the overall development, which includes the relocating of some of the moorings.

	<p>Additionally, there are various discharge of conditions applications being submitted to TDC.</p> <p>Due to the temporary change of use application for offshore wind components, which are getting bigger, and the potential for higher volumes of traffic, there could be a s73 application in relation to the A120 applications.</p> <p>Jane invited questions from members and the chair reminded all that in asking questions they must be mindful not to be pre-determined to any application that may subsequently be brought before the committee.</p> <p>Cllr McLeod referred to the triggering of the duelling of the A120 and that access should be in place first, which may invite and facilitate larger organisations into the town. Cllr I Henderson, who declared an interest in that he's a director of Freeport East, said that lobbying was in progress already for greater infrastructure, which includes the likes of the A120. Cllr Henderson also mentioned that if temporary planning permission is granted for the green energy projects, it doesn't automatically mean that the full BSB development project will go ahead as there is still funding to find.</p> <p>Cllr Chabel asked about the volume of business interest that may be generated by the project. Jane said that it needs assessing still. They want to focus on the green energy hub being used for offshore wind, and any additional building required would need a separate planning application by the individual businesses using that platform. He also asked about job creation. Jane said Galloper has created job opportunities here so she was very confident. He also asked about the impact on the rail sidings? Jane said there would be a new siding at the rear of the site with a new connection agreement with Network Rail.</p> <p>Cllr Todd referred to the Small Boat Harbour and the need to sheet pile and is there a timescale. Jane said they will build a bund and backfill. The SBH project is a standalone project but it'll be a phased delivery working from left to right but it'll take about 18 months to get the first areas up and ready.</p> <p>Cllr Fay asked if 15 years for the temporary change of use was sufficient. Jane felt it was difficult to judge but confirmed that time was in relation to the use rather than the permission period.</p> <p>Cllr Calver asked if there was any significant opposition expected. Jane said she couldn't know but there have been difficulties which are being addressed. It's a huge scheme so there is likely to be some objection including those submitted in relation to the LOMR. Some timeframes have already slipped a little.</p> <p>The chair asked about the consultation and Jane referred to a banner with a QR code that takes interested parties to be able to submit their comments. It will remain open until the application is ready to be submitted.</p> <p>The chair thanked Jane for her time.</p>
<p>P046/23</p>	<p><u>PLANNING APPLICATIONS</u></p> <p>The Committee considered a schedule of planning applications for weeks ending 22nd, 29th September, 6th and 13th October 2023.</p> <p>RESOLVED: To submit comments in Appendix A to Tendring District Council.</p>
<p>P047/23</p>	<p><u>DETERMINATIONS</u></p> <p>Members noted applications previously considered by Tendring District Council:</p> <ul style="list-style-type: none"> • Approval of application 23/00942/FUL Change of use of land to extend garden to 19 Artillery Drive – 19 Artillery Drive, Dovercourt.
<p>P048/23</p>	<p><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u></p> <p>Members noted the following:</p>

	<ul style="list-style-type: none"> • Planning update, <i>for information</i> (previously circulated) • Councillor Notification – Temporary Event Notice TENOP/4913/23 Provision of regulated entertainment. <i>For information only.</i> • Councillor Notification – Temporary Event Notice TENOP/4915/23 Provision of regulated entertainment. <i>For information only.</i>
P049/23	<p><u>DATE OF NEXT MEETING</u> The next Town Planning meeting is to be held on Tuesday 7th November 2023 at The Guildhall, Church Street, Harwich at 6.30pm.</p>

The chairman closed the meeting at 7.26pm

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 17th October 2023.

WEEK ENDING 22nd September 2023		
23/01296/TELLIC Outside 1, 39, 47A and 51 Norway Crescent Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband electronic communications apparatus	Noted
23/01297/TELLIC Outside 11 Sweden Close Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband electronic communications apparatus.	Noted
23/01298/TELLIC Outside 52 Dockfield Avenue Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband electronic communications apparatus.	Noted

WEEK ENDING 29th September 2023		
23/01324/TELLIC The Ridgeway Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband apparatus.	Noted
23/01323/TELLIC Deepdale Road Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband apparatus.	Noted
23/01344/TELLIC Outside 14, 28 and 35 Kreswell Grove Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband electronic communications apparatus.	Noted
23/01345/TELLIC Outside 6 Wick Lane Dovercourt FOR INFORMATION ONLY	Proposed installation of fixed line broadband electronic communications apparatus.	Noted
23/01350/LUPROP 22 Vaux Avenue	Proposed erection of outbuilding within side garden	Noted

Dovercourt FOR INFORMATION ONLY	for use incidental to the enjoyment of the dwellinghouse (Class E).	Cllr J Henderson hopes to be able to call this application in and will report back to committee.
23/01351/LUPROP 22 Vaux Avenue Dovercourt FOR INFORMATION ONLY	Proposed erection of side and rear extensions to residential dwellinghouse under Class A, Part 1 of Schedule 2 of the GPDO.	Noted
23/01361/FUL Flat 3 1 Marine Parade Dovercourt	Proposed new front slide and sash windows and alterations to balcony, all with materials and style to match existing main frontage.	No Objection
23/01365/FULHH 59 Birch Avenue Dovercourt	Proposed single storey rear extension and raised decked area.	No Objection
23/01363/LBC The Grange Fronks Road Dovercourt	Proposed conversion of existing garage within the curtilage of the listed building to C3 residential.	No Objection
23/01364/FUL The Grange Fronks Road Dovercourt	Proposed conversion of existing garage within the curtilage of the listed building to C3 residential.	No Objection

WEEK ENDING 6th October 2023

23/01305/FULHH 1 Fitzgerald Cottages Main Road Harwich	Proposed first floor rear extension with amendments to roof design of previous application 23/00496/FULHH.	No Objection
---	--	---------------------

WEEK ENDING 13th October 2023

23/01407/FULHH 21 Portland Crescent Dovercourt	Boundary fencing and rear patio area following ground level changes. (Retention of).	No Objection
--	--	---------------------