

**HARWICH TOWN COUNCIL**  
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**MINUTES**  
of the  
**TOWN PLANNING COMMITTEE**  
held at  
**The Guildhall, Church Street, Harwich**  
on  
**Tuesday 12<sup>th</sup> March 2024 at 6.34pm**

<b>Present:</b>	Cllrs Armstrong, Calver, Chable, I Henderson, McLeod, Powell, Saunders, and Wade
<b>In the Chair:</b>	Councillor Fay
<b>Clerk:</b>	Ms L Ballard
<b>Also present:</b>	0 members of the public, 0 members of the press

**Question Time: None**

<b>P099/23</b>	<b><u>APOLOGIES FOR ABSENCE</u></b> Cllrs Davidson, Fowler, J Henderson, Morrison, Richardson, Smith and Todd
<b>P100/23</b>	<b><u>DECLARATIONS OF MEMBERS' INTERESTS</u></b> Cllrs Calver and Henderson declared an Other Registrable Interest in relation to application 24/00221/WTPO as members of TDC, who are the applicant.
<b>P101/23</b>	<b><u>MINUTES OF THE LAST MEETING</u></b> <b>RESOLVED:</b> that the minutes of the Town Planning meeting held on 20 <sup>th</sup> February 2024 (previously circulated) be approved by the committee and signed by the Chairman as a true record.
<b>P102/23</b>	<b><u>MATTERS ARISING FROM THE MINUTES</u></b> None.
<b>P103/23</b>	<b><u>PLANNING APPLICATIONS</u></b> The Committee considered a schedule of planning applications for weeks ending 23 <sup>rd</sup> February, 1 <sup>st</sup> and 8 <sup>th</sup> March 2024. <b>RESOLVED:</b> To submit comments in Appendix A to Tendring District Council.
<b>P104/23</b>	<b><u>DETERMINATIONS</u></b> Members <b>noted</b> determinations of previously considered planning applications as notified by Tendring District Council: <ul style="list-style-type: none"> <li>• <b>Approval</b> of application <a href="#">18/01592/OUT</a> Outline application with all matters reserved for the erection of two detached dwellings – Site of 1 &amp; 2 Bridge Cottages, Parkeston Road.</li> <li>• <b>Refusal of application</b> <a href="#">24/00025/FUL</a> Proposed change of use from existing Class A1 retail to Sui Generis for car washing facility at rear car park and alterations to existing building elevations. 461 – 463 Main Road, Dovercourt.</li> </ul>
<b>P105/23</b>	<b><u>PLANNING APPEAL</u></b> Members <b>noted</b> a planning appeal in relation to application <a href="#">23/00988/FUL</a> – Land adjacent 20 Coke Street Harwich – Proposed detached dwelling on land adjacent to 20 Coke Street. Cllr Calver reminded members of a letter of objection from a

	resident, in which the majority of the points were not relevant planning issues but the committee did agree the construction management plan was needed as there was the potential for avoidable disruption to residents. However, since committee's comments, which have been sent to the Planning Inspectorate, remained unchanged, no further action was required.
<b>P106/23</b>	<b><u>STRENGTHENING PLANNING POLICY FOR BROWNFIELD DEVELOPMENT</u></b> Members <b>noted</b> a consultation on proposed changes to national planning rules for brownfield sites and chose not to respond.
<b>P107/23</b>	<b><u>LOCAL PLAN REVIEW – CALL FOR SITES PUBLIC CONSULTATION</u></b> REF: <b>MIN P096/23</b> – Members considered an invite for proposals and suggestions for housing and mixed-use developments, commercial development, community-led proposals for community facilities, habitat creation and open space.  The chair relayed comments made earlier in the day by Cllrs Morrison and Richardson that requests that any TDC owned open space within their ward (Tollgate) that remains under consideration for development, is retained as open space. Cllrs Fay, Calver and Chable were of the same opinion for their respective wards.  Cllr I Henderson suggested the consultation would be looking to receive larger areas of open space, rather than small plots, since there is a need for larger housing developments.  After further discussion, it was <b>RESOLVED:</b> to submit the following: Harwich Town Council is not aware of any other potential sites that would be suitable for major development for housing. Furthermore, the council would request that any TDC owned green open space within the parish of Harwich and Dovercourt, that remains under consideration for development under TDC's internal review, is retained as green open space.
<b>P108/23</b>	<b><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u></b> None
<b>P109/23</b>	<b><u>DATE OF NEXT MEETING</u></b> The next Town Planning meeting is to be held on <b>Thursday 4<sup>th</sup> April 2024 at The Guildhall, Church Street, Harwich at 6.30pm.</b>

The chairman closed the meeting at 7.14pm

**CHAIRMAN**

**DATE**

## APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 12<sup>th</sup> March 2024.

<b>WEEK ENDING 23<sup>rd</sup> February 2024</b>		
<a href="#">24/00189/FUL</a> London House 41 Kingsway Dovercourt	Planning Application for the conversion of existing office building into three separate flats at ground and first floor levels, and retention of existing ground floor retail unit.	<b>No Objection</b>
<a href="#">24/00265/TELLIC</a> 8, 29, 37, 43 and 47 Pelham Close Dovercourt <b>FOR INFORMATION ONLY</b>	Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation of fixed line broadband apparatus.	<b>Noted</b>
<a href="#">24/00264/TELLIC</a> 44 Arderne Close Dovercourt <b>FOR INFORMATION ONLY</b>	Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation of fixed line broadband apparatus.	<b>Noted</b>
<a href="#">24/00262/TELLIC</a> 31, 35 and 41 Balton Way Dovercourt <b>FOR INFORMATION ONLY</b>	Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation of fixed line broadband apparatus.	<b>Noted</b>
<a href="#">24/00267/TELLIC</a> 8 and 18 Abbott Road Dovercourt <b>FOR INFORMATION ONLY</b>	Notification under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for installation of fixed line broadband apparatus.	<b>Noted</b>
<b>WEEK ENDING 1st March 2024</b>		
<a href="#">24/00222/FULHH</a> 8 Bullfinch Close Dovercourt	Householder Planning Application - Single storey rear extension.	<b>No Objection</b>

<a href="#">24/00221/WTPO</a> 45 Manor Lane Dovercourt	Swamp Cypress - Cut back from property.	<b>No Objection</b>
<a href="#">24/00307/WTPO</a> 8 Oakview Dovercourt	Works related to Tree Preservation Order 92/00031/TPO - One Oak tree - Pollard tree to remove all of the small branches. Reduce the crown and cut back the main thickest trunks/branches by approximately 30-35%.	<b>No Objection</b>
<a href="#">24/00254/FUL</a> Land to rear of 135 and 137 Fronks Road Dovercourt	Planning Application - Construction of five new bungalows together with parking, garaging, private drive and landscaping, with access on to Orchard Close (under construction).	<b>No Objection</b>
<a href="#">24/00211/FULHH</a> 90 Fronks Road Dovercourt	Construction of single storey rear extension with raised access steps and handrail (following demolition of existing conservatory), and construction of front porch (following demolition of existing porch). Alternative to approval <a href="#">23/01470/FULHH</a> .	<b>No Objection</b>

**WEEK ENDING 8<sup>th</sup> March 2024**

<a href="#">24/00207/FUL</a> 268 High Street Harwich	Planning Application - Permission is sought for an upward extension to the existing building to create one storey and provide 2 no. new flats, and upgrades to the existing external amenity to include of new refuse and cycle stores.	<b>Objection on the grounds of insufficient parking, inadequate parking and unsafe access/egress</b>
<a href="#">24/00292/LUPROP</a> 49 Highfield Avenue Dovercourt	Application for Lawful Development Certificate for Proposed Use or Development for proposed detached games room.	<b>Noted</b>