

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
Thursday 5th September 2024 at 6.31pm

Present:	Cllrs Armstrong (from 7.01pm), Calver, Chable, Davidson, I Henderson, J Henderson, McLeod, Morrison, Powell, Saunders, Smith, Todd and Wade.
In the Chair:	Councillor Fay
Clerk:	Ms Lucy Ballard
Also present:	3 members of the public, 1 member of the press

Question Time:

The applicant for application 24/01191/FULHH referred to their previous (approved) application for the same property and explained that since then, owing to a minor adjustment, there was a need to submit a new full application, which now includes an extension to the front balcony with all other details remaining unchanged.

Another (neighbouring) resident also discussed the application and claimed that the proposed front elevation didn't fit with the street scene and is not in keeping with some of the other neighbouring properties. The building is not within the natural building line and there are many comments regarding the finish, which allows for uncertainty on how the building will ultimately look. The resident asked if councillors would call the application in.

The same resident referred to application 19/01837/FUL and made members aware that the car park, which is to be demolished as part of the proposals was partly asbestos clad, which could lead to related issues when it's demolished. Additionally, in relation to the number of proposed C3 dwelling houses, there didn't appear to look as though enough parking had been provided for, which could lead to additional congestion in Harwich which is already crammed with parked cars.

P037/24	<u>APOLOGIES FOR ABSENCE</u> Cllrs Fowler and Richardson.
P038/24	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> None
P039/24	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning Committee meeting held on 7 th August 2024 (previously circulated) were approved by the committee and signed by the Chairman as a true record.
P040/24	<u>MATTERS ARISING FROM THE MINUTES</u> None

P041/24	<p><u>PLANNING APPLICATIONS</u></p> <p>The Committee considered a schedule of planning applications for weeks ending 9th and 16th, 23rd and 30th August 2024.</p> <p>RESOLVED: To submit comments in Appendix A to Tendring District Council.</p>
P042/24	<p><u>DETERMINATIONS</u></p> <p>Members noted the determination of a previously considered planning application as notified by Tendring District Council:</p> <ul style="list-style-type: none"> • Approval of application 24/00931/FULHH – Householder Planning Application – Erection of a 7ft high fence, 19 Deanes Close, Dovercourt. • Refusal of application 24/00930/FULHH - Second floor rear addition, 9 Talbot Street Harwich.
P043/24	<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"> • Councillor Notification Temporary Event Notice TENOP/5230/24 Royal Oak - Ladies Afternoon Tea. <i>For information only</i> • Councillor Notification Temporary Event Notice – TENOP/5234/24 - The Lighthouse Sports and Social Hub – For the sale of alcohol, provision of regulated entertainment and late night refreshment – <i>For information only</i> • Councillor Notification Temporary Event Notice - TENOP/5240/24 – The Alma Inn - For the sale of alcohol, provision of regulated entertainment and late night refreshment – <i>For information only</i> • Councillor Notification Temporary Event Notice – TENOP/5251/24 – Royal Oak – Provision of Regulated Entertainment and Sale of Alcohol on the Premises only. – <i>For information only.</i> • Councillor Notification – Temporary Event Notice.
P044/24	<p><u>DATE OF NEXT MEETING</u></p> <p>The next Town Planning meeting is to be held on Tuesday 24th September 2024 at The Guildhall, Church Street, Harwich at 6.30pm.</p>

The chairman closed the meeting at 7.18pm

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 5th September 2024

WEEK ENDING 9th August 2024		
24/01138/LBC Flat 3 Quayside Court The Quay Harwich	Application for Listed Building Consent - Internal repairs to flat 3 and communal areas further to an escape of water	No Objection

WEEK ENDING 16th August 2024		
24/01134/FULHH 15 Valley Road Dovercourt	Householder Planning Application – Construction of 2 storey rear extension and front porch (following demolition of existing front porch and rear conservatory).	No Objection
24/01129/ADV Stanton Europark Freshfields Road Harwich	Application for Advertisement Consent - Freestanding internally illuminated totem sign	No Objection
24/01159/ADV Burger King Stanton Europark Freshfields Road	Application for Advertisement Consent - Various External Signage	No Objection
24/01062/VOC Sato UK Ltd Valley Road Dovercourt	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 1 (Approved Plans and Documents) of application 22/01920/DETAIL to allow for amendments to suit information provided for road design, drainage details and landscaping.	No Objection
24/01182/NMA Land North of Williamsburg Avenue Harwich FOR INFORMATION ONLY	Non Material Amendment to 17/01658/FUL - Amendment to parking layout.	Noted
24/01135/ADV Stanton Europark Freshfields Road Harwich	Application for Advertisement Consent - 9no. freestanding signage and 7no. fascia signage for Starbucks and 7no.	No Objection

	freestanding signage and 7no. fascia signage for Burger King.	
24/01191/FULHH Waters Edge Lower Marine Parade Dovercourt Essex	Householder Planning Application - Front extension to create feature reveal and balcony, remodel and reroofing of existing house, addition of feature side reveal for entrance, replacement of windows, addition of Velux windows, conversion and alterations to existing conservatory including new roof with overhang.	Harwich Town Council advises the planning authority that it is aware of objections having been raised by residents in neighbouring properties and believes it's important that these objections are taken seriously and so request that if those objections are considered accurate and valid within planning policy, the application should be refused.
19/01837/FUL Navy Yard Wharf Kings Quay Street Harwich	Hybrid Application consisting of: Full Planning Permission for demolition of existing car park, pitched roof warehouse, brick office building and associated structures. Erection of new flood defences and mixed use development comprising of 139 class C3 dwellings (125 homes and 14 flats), 971m2 (GIA) of commercial space (Class E, Classes F1 and F2 and Hot Food Takeaway) with associated refuse and recycling storage facilities. Outline Planning for redevelopment of remainder of the site for Class E, Classes F1 and F2, and Class B8 uses, including site access (excluding internal roads/routes) with all other matters (appearance, landscaping, layout and scale) reserved.	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

		<p>totally dominating the 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>Additionally, the Council doesn't believe a hybrid application is feasible in terms of the future development of the outline element of this application.</p> <p>Additionally, it is expected that, if any asbestos is found during the demolition of the car park, the necessary licences, if required, are obtained.</p> <p>The council would also like to receive clarification on the future responsibility for berths 3 and 4, which are believed to fall outside of the boundary of this application.</p>
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24/01044/LUPROP 27 Kings Quay Street Harwich	Application for Lawful Development Certificate for Proposed Use or Development for repairs to the first floor of the rear annex following a fire.	No Objection
24/01117/NMA Stanton Europark Freshfields Road Harwich FOR INFORMATION ONLY	Non Material Amendment to 23/00881/VOC – revisions to KFC drive through unit (layout and elevations).	Noted
24/01119/NMA Stanton Europark Freshfields Road Harwich FOR INFORMATION ONLY	Non Material Amendment to 23/00881/VOC – inclusion of ancillary training element to Unit 1.	Noted

WEEK ENDING 23rd August 2024

NONE		
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WEEK ENDING 30th August 2024

NONE		
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