

HARWICH TOWN COUNCIL
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MINUTES
of the
TOWN PLANNING COMMITTEE
held at
The Guildhall, Church Street, Harwich, CO12 3DS
on
Tuesday 16th January 2018 at
6.30pm

Present:	Cllrs B Brown, Calver, Fay, I Henderson, J Henderson, McLeod, Morrison, F Powell, Smith, Struth, Todd and Urwin
In the Chair:	Councillor C Powell
Clerk:	Ms Lucy Ballard
Also present:	14 members of the public, 0 members of the press.

Question Time: Several members of the public raised questions in relation to concerns regarding application 17/02168/OUT for the proposed development on Low Road.

One resident, Claire Robson, raised concern over the entrance to the development being on a dangerous part of the road, as the southern entrance is opposite an existing communal driveway. Cllr C Powell said this type of issue would be dealt with by Highways.

The infrastructure was also questioned and a resident asked if the schools or the local fire and police service and doctors could cope. He said that the infrastructure was not suitable for that size of development, plus no-one adheres to the speed limits on Low Road without additional traffic. Another resident asked when the development would be likely to commence, how long it would take to complete and whether it would be completed in phases. She raised concern about the levels of dust, dirt and noise throughout the build. She also asked if there was a single access to the development and Cllr Powell confirmed there would be 2.

Denis Foster (resident) asked how long the approvals (if granted) would last. Cllr Powell said it's usually 3 years.

A resident referred to other proposed developments and extensions in the vicinity, which would exacerbate the situation and reference was made again to the infrastructure.

Sarah Latchford (resident) confirmed that the access point is directly opposite her home and asked if it could be suggested that the access point is moved and brought in line with the Gravel Hill Way junction, which is a wider point and better and safer position.

Another resident commented that he hadn't received any notification from TDC about the consultation and asked how long the decision process takes.

Cllr Powell confirmed the various date are listed on Public Access. Cllr I Henderson said it's currently at outline stage so there'll be some way to go. It'll then go to a full application after the proposals have been worked up. After this time, it's then time sensitive. If they fail to commence within that time frame, the consents fall and the application needs to be resubmitted.

The resident asked if HTC could ask TDC to ensure they consult with all neighbouring residents.

Another resident explained that there is general consensus how dangerous Low Road is and asked if anyone from the planning authority comes out to look at the concerns. Cllr Powell confirmed that the committee does site visits but they don't tend to meet with residents. Cllr Calver said in the case of Full applications, the entire committee visit each site to be discussed at that evening's committee meeting and it can't go to committee if they haven't done so, so if it's considered at meeting, then the sites have been visited and the committee should've been made aware of all concerns raised.

One final question was in relation to the excessive flooding and how residents can be assured there will be sufficient drainage. Cllr Powell said flooding is addressed and all necessary regulations will need to be adhered to.

Cllr I Henderson said that on Public Access there is a flood surface document as well as an NHS survey document for people to read.

P091/17	<u>APOLOGIES FOR ABSENCE</u> Cllrs Ashley, J Brown and Fowler
P092/17	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> Cllr I Henderson raised an interest as a member of the ECC Regulation and Development Committee.
P093/17	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on 2 nd January 2018 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.
P094/17	<u>MATTERS ARISING FROM THE MINUTES AND PREVIOUS MINUTES</u> None
P095/17	<u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 5 th and 12 th January 2018 RESOLVED: Recommendations in Appendix 'A' be submitted to Tendring District council.
P096/17	<u>DETERMINATIONS</u> Members noted determinations of previously considered planning applications as notified by Tendring District Council: 17/01383/FUL Approval – Full 10.01.2018 Delegated Decision, Mr Leonard Harris - Variation of Condition 1 (Approved Plans) and 7 (Landscaping) of planning permission 16/00919/FUL. 2 Rose Gardens, Dovercourt
P097/17	<u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u> Correspondence received in the post or by email in relation to the proposed Low Road development, has been circulated to members prior to the meeting.
P098/17	<u>DATE OF NEXT MEETING</u> The next Town Planning meeting will be held at The Guildhall, Church Street, Harwich, on Wednesday 7 February 2018 at 6.30pm.

The Chairman closed the meeting at 7.39pm.

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 16th January 2018

WEEK ENDING 5TH JANUARY 2018

17/02168/OUT
Messrs R & R Raymond -
NEEB Holdings LTD
Land West of
Low Road
Dovercourt

Erection of 300 dwellings with vehicular access from Low Road, green infrastructure provision including children's play area, footpaths and cycle ways, structural landscaping, related infrastructure and service provision.

Object on the grounds that the local infrastructure on the Harwich peninsula is insufficient to sustain an additional development of this size. We would draw the planning authority's attention to the CCG's statement that the two GP practices, serving the Harwich peninsula, would be unable to support this development. Harwich Town Council believes that the access/egress to the proposed development is inappropriate and does not conform to the highest possible safety standards and believes that there should be a complete redesign before any consent be considered. Harwich Town Council remains unconvinced that sufficient attention has so far been given to the impact on wildlife and the conditions of the A120. Furthermore, as this is a significant development in terms of its impact on immediate neighbours and the town as a whole, we would request that this application is determined in public session by TDC's Planning Committee and not by planning officers

		under delegated authority.
17/02182/FUL Mr Carl Hockey - Myriad Housing Limited Former Delfords Factory Site 606 Main Road Harwich	Variation of Conditions 2 and 17 of 17/00673/FUL. To replace site plan listed to allow for changes in the FFL for blocks 7, 12 & 13. To remove the pre-commencement requirement for approval of the improvements of the existing site access and bus stop upgrades.	No Objection
17/02188/ADV McDonalds Restaurants Ltd Land off Station Road Roundabout Williamsburg Avenue Harwich	Installation of 6no. Fascia signs.	No Objection
17/02189/ADV McDonalds Restaurants Ltd Land off Station Road Roundabout Williamsburg Avenue Harwich	Installation of various site signage – 36 in total.	No Objection
17/02129/FUL Mr & Mrs Klaus McDonald-Maeir 16 The Drive Dovercourt	Two storey rear extension, single storey rear and side extension, replacement single garage and detached outbuilding.	No Objection
WEEK ENDING 12TH JANUARY 2018		
17/02198/ADV Drive Thru Unit Williamsburg Avenue Southeast of St Nicholas Roundabout Harwich	Appropriate signage for newly approved drive-thru (Costa)	No Objection
18/00018/FUL Mr McCann - Corley Property Ltd Flat 1	Change of use of approved cycle store to 2 bedrooms flat.	Objection on the grounds of loss of facility and overdevelopment.

<p>The Old School Apartments 56 Main Road Harwich</p>		
<p>18/00014/FUL Mr & Mrs Butterfield 5 Freshfields Dovercourt</p>	<p>Proposed two storey and part single storey rear extensions to form kitchen/diner and bedroom.</p>	<p>No Objection</p>
<p>17/01748/FUL Mr Davies 32-34 Kingsway Dovercourt</p>	<p>Proposed covered market comprising of 22 stalls and a café at ground floor, change use of first floor, and proposed extension to create 9 flats.</p>	<p>Object on the grounds that it will materially change the street scene in a conservation area and represent an overdevelopment of the site. Additionally, the development would pose difficulty in parking as the application doesn't appear to provide sufficient provision</p>