

**HARWICH TOWN COUNCIL**  
 Guildhall, Church Street, Harwich, Essex CO12 3DS  
 Tel: 01255 507211  
 email: [info@harwichtowncouncil.co.uk](mailto:info@harwichtowncouncil.co.uk)

**MINUTES**  
 of the  
**TOWN PLANNING COMMITTEE**  
 held  
**Remotely**  
 on  
**Tuesday 11<sup>th</sup> August 2020 at 6.30pm**

<b>Present:</b>	Cllrs Calver, Chant, Davidson, Fay, Ferguson, J Henderson, Richardson, Saunders, D Smith, G Smith and Todd
<b>In the Chair:</b>	Councillor McLeod
<b>Clerk:</b>	Ms Lucy Ballard
<b>Also present:</b>	0 members of the public, 0 members of the press and Shannon Lenyk, Administrator.

**Question Time:** No questions

<b>P010/20</b>	<b><u>APOLOGIES FOR ABSENCE</u></b> Cllrs Ferguson, Fowler, I Henderson, Morrison, Powell
<b>P011/20</b>	<b><u>DECLARATIONS OF MEMBERS' INTERESTS</u></b> None.
<b>P012/20</b>	<b><u>MINUTES OF THE LAST MEETING</u></b> <b>RESOLVED:</b> that the minutes of the Town Planning meeting held on 22 <sup>nd</sup> July 2020 (previously circulated) be approved by the Committee and signed by the Chairman as a true record.
<b>P013/20</b>	<b><u>MATTERS ARISING FROM THE MINUTES</u></b> None.
<b>P014/20</b>	<b><u>PLANNING APPLICATIONS</u></b> The Committee considered a schedule of planning applications for weeks ending 24 <sup>th</sup> , 31 <sup>st</sup> July and 7 <sup>th</sup> August 2020 <b>RESOLVED:</b> To submit comments to Tendring District Council planning authority.
<b>P015/20</b>	<b><u>DETERMINATIONS</u></b> Members <b>noted</b> determinations of previously considered planning applications as notified by Tendring District Council: <b>20/00615/FUL</b> – Mr Stephan Tate. Proposed two storey rear extension and single storey side extension. 21 Waddesdon Road, Dovercourt. Full Approval, delegated decision. <b>20/00579/FUL</b> - Mrs Rita Kaura. Variation of condition 6 of application ENE/HAR/54/60 and condition 2 of application TEN/850/85 to allow occupation from 15th February to 31st January the following year. Full approval. Greenacres Caravan Park Ltd, Low Road, Dovercourt. Cllr Henderson has talked with planning officers and this setup, of 11 months residential status is becoming the norm but she raised concerns over people living in them for 11 months and not paying council tax as they register their permanent address elsewhere and if that occupant benefits from the single person's discount, there will be a shortfall in council tax being paid. The Council tax dept needs to do

	<p>Spot checks are carried out but it's a loophole the council are aware of and where they're registered as living needs to be checked out.</p> <p>Cllr Fay asked if we could find out if other coastal resorts are experiencing similar problems and how they're dealing with it.</p>
<b>P016/20</b>	<p><b><u>APPEALS</u></b>  To consider correspondence in relation to the Appeal Hearing Notification - Sato UK Ltd Valley Road Dovercourt (LPA Appeal Ref: 20/00020/REFUSE)</p>
<b>P017/20</b>	<p><b><u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u></b>  The Adoption of Design for North Lowestoft Heritage Action Zone</p>
<b>P018/20</b>	<p><b><u>DATE OF NEXT MEETING</u></b>  The next Town Planning meeting is to be <b>remotely</b> on <b>Tuesday 1<sup>st</sup> September 2020</b> at <b>6.30pm</b>.</p>

The Chairman closed the meeting at 7.37pm

**CHAIRMAN**

**DATE**

**APPENDIX A****HARWICH TOWN COUNCIL:**Recommendations of the Planning Committee Meeting held on 11<sup>th</sup> August 2020

<b>WEEK ENDING 24 JULY 2020</b>		
20/00759/LBC Jennifer Monks Dovercourt Hall Hall Lane Dovercourt	Reinstate internal wall.	<b>No Objection</b>
20/00855/FUL Punch Partnerships (PML) Limited The Royal 387 Main Road Harwich	Erection of a part-two / part-three storey building comprising 14 apartments (C3) following demolition of existing public house (A4), utilising the existing vehicular access off Kings Road and creating a new vehicular accesses from Main Road, together with associated bin and cycle storage, car parking, amenity space and landscaping.	<b>Harwich Town Council (HTC) believes this application to be an overdevelopment of the site, an inappropriate development and out of keeping with the existing street scene. This application seeks to replace a building that blends into the existing street scene with a very modern development that would not. It does not believe it would be appropriate to foist this view onto adjacent residents. It has serious concerns about the access/egress and amount of parking utilising a very fast and busy stretch of the main road. HTC does not believe this to be a failing business as it is extremely well used by its regulars, various clubs and societies and by those wishing to hire the large hall to the rear of the premises. In particular this hall is one of the very few remaining affordable venues catering for over 100 people left in the entire town. Likewise, the Royal is one of only three remaining public houses</b>

		<p>between Dovercourt town centre and the village of Ramsey and plays a very important role in the local hospitality industry. The council also believes that there has not been a significant or long-term attempt to market the business and feels that this application represents an opportunistic attempt to exploit the coronavirus pandemic for a short-term gain. Once again, HTC wishes to express its opinion that developments such as this should not be approved for the Harwich peninsula until there is a significant increase in local infrastructure; likewise the local housing register has 187 applicants requiring a 1-bedroomed property and 71 applicants requiring a 2-bedroomed property. HTC notes that the planning authority's preferred option is to seek a financial contribution from this application rather than impose the social housing requirement. We totally disagree with this approach and believe that Tendring District Council should be taking every opportunity to increase the availability of social housing and affordable housing within the Harwich peninsula.</p>
<p>20/00916/FUL Mr Graham Coy</p>	<p>Proposed erection of single storey front and side extension to form new</p>	<p><b>No objection as long as a site management plan, approved by Tendring</b></p>

	entrance lobby and ground floor WC.	<b>District Council, is in place to manage the building of the extension.</b>
20/00978/TPO Mrs Kirsty Grant The Lodge Fronks Road Dovercourt	T1, T3 and T4, Yew - Reduce height by 25% and reshape. T2, Yew - Reduce height by 25%, reshape and remove dead branches.	<b>No Objection</b>
<b>WEEK ENDING 31 JULY 2020 – NONE RECEIVED</b>		
<b>WEEK ENDING 7 AUGUST 2020 – NONE RECEIVED</b>		