

HARWICH TOWN COUNCIL

The Guildhall, Church Street, Harwich, Essex CO12 3DS

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MINUTES

of the

TOWN PLANNING COMMITTEE

held at

The Guildhall, Church Street, Harwich

on

Tuesday 3rd February 2026 at 6.31pm

Present:	Cllrs Armstrong, Calver, Chable, I Henderson, J Henderson, Powell, Richardson, Smith, Todd and Wade
In the Chair:	Councillor Fay
Clerk:	Ms L Ballard
Also present:	1 member of the public, 0 member of the press, Apprentice Administrative Assistant Yazmin Hornsby-Fry

Question Time: None

P091/25	<u>APOLOGIES FOR ABSENCE</u> Cllrs Davidson, Fowler, McLeod, Morrison and Saunders.
P092/25	<u>DECLARATIONS OF MEMBERS' INTERESTS</u> Cllr Smith declared an interest in application 25/00050/FULHH as the applicant is a family member. He did not take part in the discussion or vote. Cllr I Henderson declared an interest in application 25/ 26/00022/VOC as he's previously met with the applicant to discuss their plans. He left the chamber during the discussion and vote.
P093/25	<u>MINUTES OF THE LAST MEETING</u> RESOLVED: that the minutes of the Town Planning meeting held on Tuesday 13 th January 2026 (previously circulated) be approved by the committee and signed by the Chairman as a true record.
P094/25	<u>MATTERS ARISING FROM THE MINUTES</u> None
P095/25	<u>PLANNING APPLICATIONS</u> The Committee considered a schedule of planning applications for weeks ending 16 th , 23 rd and 30 th January 2026. RESOLVED: To submit comments in Appendix A to Tendring District Council.
P096/25	<u>DETERMINATIONS</u> Members noted determination of previously considered planning applications as notified by Tendring District Council: • Approval of application 25/01514/FUL Planning Application - Proposed change of use to form a restaurant and fast food (hot) takeaway and new flue. 158 High Street Harwich.
P097/25	<u>MATTERS RECEIVED IN THE POST OR RAISED BY MEMBERS</u>

	<ul style="list-style-type: none"> • Members noted an objection letter in relation to application 26/00020/FUL as the concerns have since been resolved. • Members considered a Councillor Notification for a Licence Variation 26/00045/PREMVA, The Local, High Street. Cllr J Henderson declared an interest as chairman of the Licensing Committee. <p>RESOLVED: Objection to the timings with a suggestion that the sale of alcohol should fall in line with other vendors in the area with similar alcohol licences.</p>
P098/25	<p><u>DATE OF NEXT MEETING</u> The next Town Planning meeting is to be held on Tuesday 24th February 2026 at The Guildhall, Church Street, Harwich at 6.30pm.</p>

The chairman closed the meeting at 7.38pm

CHAIRMAN

DATE

APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 3rd February 2026

WEEK ENDING 16th January 2026		
<p>25/01774/FULHH Mr Kieran Tattersall 32 Kreswell Grove Dovercourt</p>	<p>Householder Planning Application - Single storey flat roof rear extension</p>	<p>No Objection</p>
<p>25/01863/ADV Mr Umar Ali Tanveer 137 High Street Harwich</p>	<p>Application for Advertisement Consent - Replacement of fascia sign. Vinyls to shopfront windows</p>	<p>No objection to the application but the council is mindful that other premises in the vicinity, where similar improvements have been made, have been refused by the planning authority and the committee would ask for some consistency in their determination. Air concerns that this is yet another retrospective application.</p> <p>Ask for the planning authority to direct the council to the supporting evidence which was referred to in order to refuse previous similar applications and request an explanation for how we've got to where we are in terms of these determinations and difference in interpretation.</p>

25/01864/FUL Mr Umar Ali Tanveer 137 High Street Harwich	Planning Application - Replacement of existing shopfront with aluminium shopfront. Replacement of fascia sign. Vinyls to shopfront windows	As above
26/00020/FUL Mr Patel 558 - 560 Main Road Harwich	Planning Application - Covered yard, extension to storage room and installation of InPost locker (Retention of)	No Objection
26/00022/VOC Mr Daren Burney - Burney (Harwich) Limited Stanton Europark Freshfields Road Harwich	Application under Section 73 of the Town and Country Planning Act for Variation of Condition 1 (Approved Drawings) of application 25/00162/VOC to enable a minor material amendment to the consented scheme (change of use and appearance of unit 4).	No Objection
26/00037/FUL Mr A Edel - Fordbridge Ltd Somersfield Supermarket 270 High Street Harwich	Planning Application - Operational development: Alterations to existing building elevations to provide new windows, external doors, lightwells and balconies	No Objection
26/00044/COUNOT Mr A Edel – Fordbridge Ltd Somersfield Supermarket 270 High Street Harwich FOR INFORMATION ONLY	Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for retaining commercial unit on the ground floor frontage and converting the remaining ground floor and the first floor into residential use comprising 8no. flats of the following mix: flat A 1bed/1person, flat B 2bed/4persons, flat C 2bed/3persons, flat D 1bed/2persons, flat E 3bed/4persons, flat G 1bed/2persons, flat H 1bed/1person. Five car parking spaces, residential cycle and refuse stores, commercial refuse store.	Noted
26/00050/FULHH Mr Sam and Mrs Maddie Warburton 3 Harcourt Avenue Dovercourt	Householder Planning Application - Single and two storey rear extension and rear facing dormer	No Objection

26/00053/FUL Mr Tony Rutter 42 - 46 Kingsway Dovercourt	Planning Application - Change of use of building from Class E(a) shop to provide Class E(d) indoor sports facilities with a bar (sui generis)	No Objection
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WEEK ENDING 23rd January 2026

26/00083/DWLNOT Mr A Edel – Fordbridge Ltd Sommerfield Supermarket 270 High Street Harwich	Prior Approval Application under Part 20, Class AB of the Town and Country Planning (General Permitted) (England) Order 2015 (as amended) for construction of additional second storey on top of existing building to contain five new flats of the following dwelling mix: 2x1bed/1persons, 1x1bed/2persons, 1x2bed/3persons, 1x2bed/4persons, with associated three parking car spaces, cycle store and refuse stores.	Object on the grounds that there is insufficient parking in an area that is already highly parked.
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WEEK ENDING 30th January 2026

26/00117/FULHH Mr Gary Dingwall 401 Main Road Harwich	Householder Planning Application - Extension and roof addition to existing garage to facilitate room above.	No Objection
26/00135/WTPO Park Holidays UK Limited Dovercourt Haven Caravan Park Low Road	Works related to Tree Preservation Order (96/00037/TPO) 1 No. (T1) Willow - Re-pollard.	No Objection