

**HARWICH TOWN COUNCIL**  
The 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 at  
**The Guildhall, Church Street, Harwich**  
on  
**Thursday 5<sup>th</sup> September 2024 at 6.31pm**

<b>Present:</b>	Cllrs Armstrong (from 7.01pm), Calver, Chable, Davidson, I Henderson, J Henderson, McLeod, Morrison, Powell, Saunders, Smith, Todd and Wade.
<b>In the Chair:</b>	Councillor Fay
<b>Clerk:</b>	Ms Lucy Ballard
<b>Also present:</b>	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.

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

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

The chairman closed the meeting at 7.18pm

CHAIRMAN

DATE

## APPENDIX A

HARWICH TOWN COUNCIL:

Recommendations of the Planning Committee Meeting held on 5<sup>th</sup> September 2024

<b>WEEK ENDING 9<sup>th</sup> August 2024</b>		
<a href="#">24/01138/LBC</a> 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	<b>No Objection</b>

<b>WEEK ENDING 16<sup>th</sup> August 2024</b>		
<a href="#">24/01134/FULHH</a> 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).	<b>No Objection</b>
<a href="#">24/01129/ADV</a> Stanton Europark Freshfields Road Harwich	Application for Advertisement Consent - Freestanding internally illuminated totem sign	<b>No Objection</b>
<a href="#">24/01159/ADV</a> Burger King Stanton Europark Freshfields Road	Application for Advertisement Consent - Various External Signage	<b>No Objection</b>
<a href="#">24/01062/VOC</a> 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 <a href="#">22/01920/DETAIL</a> to allow for amendments to suit information provided for road design, drainage details and landscaping.	<b>No Objection</b>
<a href="#">24/01182/NMA</a> Land North of Williamsburg Avenue Harwich <b>FOR INFORMATION ONLY</b>	Non Material Amendment to 17/01658/FUL - Amendment to parking layout.	<b>Noted</b>
<a href="#">24/01135/ADV</a> Stanton Europark Freshfields Road Harwich	Application for Advertisement Consent - 9no. freestanding signage and 7no. fascia signage for Starbucks and 7no.	<b>No Objection</b>

	freestanding signage and 7no. fascia signage for Burger King.	
<a href="#">24/01191/FULHH</a> 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.	<b>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.</b>
<a href="#">19/01837/FUL</a> 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.	<b>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</b>

**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.**

**Additionally, the Council doesn't believe a hybrid application is feasible in terms of the future development of the outline element of this application.**

**Additionally, it is expected that, if any asbestos is found during the demolition of the car park, the necessary licences, if required, are obtained.**

**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.**

<a href="#">24/01044/LUPROP</a> 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.	<b>No Objection</b>
<a href="#">24/01117/NMA</a> Stanton Europark Freshfields Road Harwich <b>FOR INFORMATION ONLY</b>	Non Material Amendment to <a href="#">23/00881/VOC</a> – revisions to KFC drive through unit (layout and elevations).	<b>Noted</b>
<a href="#">24/01119/NMA</a> Stanton Europark Freshfields Road Harwich <b>FOR INFORMATION ONLY</b>	Non Material Amendment to <a href="#">23/00881/VOC</a> – inclusion of ancillary training element to Unit 1.	<b>Noted</b>

<b>WEEK ENDING 23<sup>rd</sup> August 2024</b>		
<b>NONE</b>		

<b>WEEK ENDING 30<sup>th</sup> August 2024</b>		
<b>NONE</b>		