



SOUTH WOODHAM FERRERS
TOWN COUNCIL

Champions Manor Hall
Hullbridge Road
South Woodham Ferrers
Essex CM3 5LJ
Tel. 01245 321 817

PLANNING COMMITTEE AGENDA

For a Meeting to be held at 7.30pm
24th November 2021

at Champions Manor Hall, Hullbridge Road,
South Woodham Ferrers

Membership:

Councillor I Roberts Chairman
Councillor A John Vice-Chairman

Councillor J Burman	Councillor A Humphrey	Councillor P Ferry
Councillor T Perham-Lake	Councillor S Wilson	Councillor D Eley
Councillor Birch	Councillor M O'Brien	Councillor M Sismey
Councillor Shearring		

Local residents are welcome to attend this meeting. At the meeting, your elected Councillors will take decisions affecting YOU, the Community, and the Town. At the beginning of the meeting there is an opportunity for you to make representations, answer questions and give evidence in respect of any item of business on the agenda. The public may participate for up to 15 minutes for this purpose. If you have any queries, please telephone the Town Clerk on 01245 321 817. Please join us.

Karen Hawkes BSc (Hons)
Town Clerk
18th November 2021

- 1. Apologies for Absence**
To RECEIVE apologies for absence.
- 2. Dispensation considerations**
To consider any dispensations, as required. Standing Order 12. Dispensation requests shall be in writing and submitted to the Town Clerk as soon as possible before the meeting, or failing that, at the start of the meeting for which the dispensation is required.
- 3. Declarations of Interest**
Any Member declaring an interest is asked to state whether this is a pecuniary or non-pecuniary interest. Clarification, if required, can be sought prior to the meeting with the Chairman or the Town Clerk.
- 4. Confirmation of Minutes**
To APPROVE the minutes of the meeting held on 27th October 2021 as a true record.
- 5. Public Questions**
In accordance with Standing Order 3.e to allow up to 15 minutes for members of the public to make representations, answer questions and give evidence in respect of any item of business covered by the Committees terms of reference. At the close of this item members of the public will no longer be permitted to address the Committee; Members with pecuniary interests will also not be permitted to speak, address the Committee on those interests and must leave the meeting when the item in relation to their interest is being discussed.
- 6. Previous Planning Decisions**
To note the City Council planning decisions which differ from the Town Council recommendations as circulated at the meeting.
- 7. Planning Applications**
To consider and agree comments on the planning applications as detailed on the list circulated and displayed on the Town Council notice board and website on the Friday prior to the meeting.
- 8. Busy Hill 20/00856/OUT Appeal APP/W1525/W/20/3266141**
See the attached appeal.
- 9. 11 Blackwood Chine 20/05243/TPO Appeal APP/W1525/TPO/W1525/8345**
To note attached appeal.
- 10. Solar Farm Development Supplementary Planning Document (SPD) Feedback and Proposed Changes**
To note the attached agreed feedback and proposed changes to the SPD from Chelmsford City Council for reference to future solar farm applications.
- 11. Tree Warden Scheme**
To offer the position of a volunteer tree warden within the parish details to be found on <https://treecouncil.org.uk/take-action/tree-wardens/>
- 12. Report to Council**
To note items for report to the next Council on 11th January 2022.

13. Media Coverage

To consider whether any items on this agenda warrant a media release and if applicable agree a Councillor to comment.

14. Next Meeting

Following Councillor Roberts request to cancel the meeting on 15th December the next meeting would be 12th January. Town Clerk recommends that the December meeting could be held on 22nd December as Environment has been rescheduled, with the following meeting being held on 26th January. To not have a meeting between 24th November and 26th December there is a high chance that application deadlines will be missed. Planning Officer does not work between 24/12 – 4th January, if a meeting is rescheduled then the agenda setting date and meeting date must not be held during this time. Please note if the meeting is cancelled and not rescheduled then any comments submitted must come directly from an officer and not a Councillor.

Any member who is unable to attend the meeting should send their apologies and reason to the Town Clerk prior to the meeting.

Planning and Development Management
P.O. Box 7544, Civic Centre,
Duke Street, Chelmsford,
Essex, CM1 1XP

South Woodham - Elmwood & Woodville Ward
Members Room
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

My ref: 20/00081/REFUSE
Please ask for: Sally Rogers
Telephone: 01245 606809
Date: 3 November 2021

Dear Councillor,

**TOWN AND COUNTRY PLANNING ACT 1990
NOTIFICATION OF APPEAL**

**LOCATION: Site At Bushy Hill Communication Station Edwins Hall Road
Woodham Ferrers Chelmsford**

APPELLANT: Mr Roger Bigwood

**PROPOSAL: Outline application for the demolition of existing buildings,
structures and masts. Redevelopment to provide seven detached
dwellings together with landscaping, roads, footpath, and other
infrastructure and ancillary works. Some matters reserved.**

APPN REFERENCE: 20/00856/OUT

APPEAL REF: APP/W1525/W/20/3266141

HEARING DATE: 16 November 2021

Following the appeal lodged in respect of the above site, an Inspector appointed by the Planning Inspectorate has been instructed to hold a hearing into the appeal at 10.00am on **16 November 2021**.

The attached letter has been sent to neighbours. We will notify you of the decision in due course.

Yours faithfully

Stephanie O'Grady

Stephanie O'Grady
Planning Support Officer

South Woodham Ferrers Parish Council
Champions Manor Hall
Hullbridge Road
South Woodham Ferrers
Chelmsford CM3 5LJ

Planning and Development Management
P.O. Box 7544, Civic Centre,
Duke Street, Chelmsford,
Essex, CM1 1XP

My ref: 21/00002/TPOREF
Telephone: 01245 606826
Date: 29 October 2021

Dear Councillor,

**TOWN AND COUNTRY PLANNING ACT 1990
NOTIFICATION OF APPEAL DECISION**

LOCATION: **11 Blackwood Chine South Woodham Ferrers Chelmsford CM3 5FZ**
APPELLANT: **Mrs Victoria Tait & Mark Brown**
PROPOSAL:: **T1 - Silver birch - Fell. Reason: due to the size, proximity to neighbours house, possible damage to pavement and our wall. Proposed replacement planting.**

APPN REFERENCE: **20/05243/TPO**
APPEAL REF: **APP/W1525/TPO/W1525/8345**

I am writing to inform you that the above appeal has been dismissed. The decision notice can be viewed on our website at <https://publicaccess.chelmsford.gov.uk/>.

Yours faithfully

Stephanie O'Grady

Stephanie O'Grady
Senior Planning and Building Control Technician



Chelmsford City Council Policy Board / Cabinet

14 October 2021 / 16 November 2021

Solar Farm Development Supplementary Planning Document (SPD) – Consultation Feedback and Proposed Changes

Report by:

Director for Sustainable Communities

Officer Contact:

Laura Percy, Senior Planning Officer, laura.percy@chelmsford.gov.uk , 01245 606486

Purpose

To present feedback from consultation on the Council's Solar Farm Development SPD and seek approval for proposed changes to the SPD for consideration by Cabinet.

Recommendations

The Cabinet is requested to indicate whether it is content for the Chief Executive to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution and to:

- 1 agree the proposed changes to the SPD attached at **Appendix 2** of this report and the adoption of the Supplementary Planning Document in accordance with those changes.
- 2 authorise the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to make any subsequent minor textual, presentational or layout amendments to the final version of the SPD.

- 3 to authorise the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable to approve the necessary legal and procedural adoption material to enable the adoption of the SPD.
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1. Introduction

- 1.1 This report follows the public consultation of the Council's draft Solar Farm Development Supplementary Planning Document (SPD). It reports on the feedback received from the public consultation and recommends the adoption of the SPD subject to some amendments following feedback received.

2. Background to the SPD

- 2.1 Once adopted the SPD will provide guidance on preparing, submitting and assessing planning proposals for solar farm proposals and guidance on where solar farms may be most suitable. It considers and applies the requirements of national planning policy and guidance, local planning policies and other relevant strategies and provides practical advice intended to be used by solar farm applicants, Council planners, local stakeholders and communities in the consideration of solar farm proposals.
- 2.2 Once adopted, the SPD will be a material consideration in the determination of planning applications.

3. Public consultation on the SPD

- 3.1 The draft SPD was approved for public consultation by the Policy Board in March 2021. Consultation on the SPD took place for four weeks between 18 May and 15 June 2021.
- 3.2 The draft SPD document which was the subject of public consultation can be viewed at:
<https://www.chelmsford.gov.uk/resources/assets/inline/full/0/5978576.pdf>

4. Feedback from the public consultation

- 4.1. The consultation received 72 representations from 34 different individuals/organisations. The majority of these were from organisations/public bodies and energy providers. It should however be noted that one representation often referred to multiple sections/paragraphs within the document.
- 4.2. A feedback report, including a summary of the representations received, can be found at **Appendix 1** of this report. This sets out who and how we consulted on the SPD and the feedback received from the consultation. The feedback is set out in document order and contains details of each representation and the Council's comments and/or change proposed as a result of those comments.
- 4.3. In general, there was support for the document and its contents, subject to some suggested changes. Most changes were to ensure clarity on what was required by development and updates to reflect the latest position on some issues.
- 4.4. It was also considered by some that elements of the SPD suggested requirements that went beyond policy requirements in the Local Plan.

5. Proposed changes

- 5.1. A final schedule of proposed changes is found at **Appendix 2** of this report. This condenses the proposed changes set out in the feedback report as well as some minor additional changes proposed, generally regarding the fact the document will no longer be a draft document, to the SPD in document order. Changes are shown as **strikethrough** where text is to be removed and **underlined** where additional text is proposed.
- 5.2. As part of the consideration of changes required to the SPD the Council sought independent advice from Elementa Consulting, as renewable energy consultants, on the content of the SPD and the proposed changes.
- 5.3. In summary the overall changes proposed to the SPD are:
 - Clarification/wording changes to assist in clarifying where elements of the guidance are encouraged but not a mandatory policy requirement
 - Changes to ensure greater clarity or to reflect the latest guidance or policy position
 - The inclusion of some further best practice examples
 - The inclusion of the need to clarify the quality or efficiency of the system to ensure quality panels are installed
 - Minor typographic and editorial changes

- The removal of preferred locations for solar farm development being identified as this goes beyond the existing Local Plan policy requirements in Policies S2 and DM19.

5.4. Following agreement of this schedule of proposed changes by the Policy Board and Cabinet a final version of the document will be produced and published on the Council's website as soon as practicable.

5.5. As soon as reasonably practical following adoption of the SPD, in accordance with Regulation 14 of the Town and Country Planning (Local planning) (England) Regulations 2012 (as amended) the Council will make available the SPD and an Adoption Statement. The Council will also send the Adoption Statement to anyone who has asked to be notified of the adoption of the SPD.

6. Conclusions

6.1 The consultation on the draft SPD received a good level of response with general support for the document. Subject to the Board agreeing the schedule of proposed changes attached at **Appendix 2** of this report, the SPD is recommended to Council's Cabinet for adoption.

List of appendices:

Appendix 1 Feedback Report for Solar Farm Development Supplementary Planning Document

Appendix 2 Schedule of proposed changes to the Solar Farm Development Supplementary Planning Document

Background papers:

Solar Farm Development Supplementary Planning Document Consultation Document:

<https://www.chelmsford.gov.uk/resources/assets/inline/full/0/5978576.pdf>

Corporate Implications

Legal/Constitutional:

The SPD has been subject to consultation in accordance with the Planning and Compulsory Purchase Act 2004 and associated Regulations.

Financial:

There are no cost implications arising directly from this report.

Potential impact on climate change and the environment:

The SPD will seek to ensure new development within CCC's administrative area will contribute towards meeting the Council's Climate Change agenda.

Contribution toward achieving a net zero carbon position by 2030:

The SPD will seek to ensure such development within CCC's administrative area will contribute towards achieving a net zero carbon position by 2030.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

None.

Equality and Diversity:

The SPD will seek to ensure such development provides access for all.

An Equalities and Diversity Impact Assessment has been undertaken for the Council's new Local Plan and the SPD does not introduce new policy.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no IT issues arising directly from this report.

Other:

The document will contribute to priorities in the Council's Our Chelmsford, Our Plan 2020: A Fairer and Inclusive Chelmsford, A Safer and Greener Place, Healthy, Enjoyable and Active Lives and A Better Connected Chelmsford.

Consultees:

CCC – Development Management

CCC – Inward Investment and Economic Growth

CCC – Legal Services

Relevant Policies and Strategies:

This report takes into account the following policies and strategies of the City Council:

Local Plan 2013-2036

Our Chelmsford, Our Plan, January 2020
Statement of Community Involvement 2020

Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more housing of all types.

Making Chelmsford a more attractive place, promoting Chelmsford's green credentials, ensuring communities are safe and creating a distinctive sense of place.

Encouraging people to live well, promoting healthy, active lifestyles and reducing social isolation, making Chelmsford a more enjoyable place in which to live, work and play.

Bringing people together, empowering local people and working in partnership to build community capacity, stronger communities and secure investment in the city.