



**SOUTH WOODHAM FERRERS  
TOWN COUNCIL**

**Champions Manor Hall  
Hullbridge Road  
South Woodham Ferrers  
Essex CM3 5LJ  
Tel. 01245 321817**

# **PLANNING COMMITTEE A G E N D A**

**For a Meeting to be held at 7.00pm on  
Tuesday 31<sup>st</sup> July 2018**

**at Champions Manor Hall, Hullbridge Road,  
South Woodham Ferrers**

**Membership:**

**Councillor A Shearring (Chairman)  
Councillor K Golding (Vice Chairman)**

Councillor M Sismey  
Councillor P Ferry  
Councillor I Roberts

Councillor J Birch  
Councillor A John

Councillor D Eley  
Councillor M Lobar

***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 321817. Please join us.***

**Karen Hawkes BSc (Hons)  
Town Clerk  
25<sup>th</sup> July 2018**

### 1. Apologies for Absence

To RECEIVE and ACCEPT any apologies for absence.

### 2. 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.

### 3. Confirmation of Minutes

To APPROVE the minutes of the meeting held on 26<sup>th</sup> June 2018 as a true record.

### 4. 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 on the agenda. 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.

### 5. Guidelines for Members dealing with planning applications

Chairman to refer members to the Terms of Reference.

### 6. Previous Planning Decisions

To note the City Council planning decisions which differ from the Town Council recommendations as circulated at the meeting.

### 7. Current Planning Applications

To consider such planning and tree applications as are outstanding. Applications have been received on the following properties:

18/01078/ADV		Asda Stores, 1-10 Queen Elizabeth II Square	3 no internally illuminated fascia signs	JB
14/00830/NM AT5	Crouch Vale Nurseries	Burnham Road	Non Material Ammendment - removal of plant room from health care facility roof.	KG
18/01146/FUL	24	Willow Grove	5 dormer windows to front elevation at first floor and single storey rear extension	KG
18/01069/FUL	27	Mount Pleasant Road	Replacement of conservatory roof with pitch tiled roof and replacement of doors and windows	ML
18/01246/FUL	180	Inchbonnie Road	Ammendments to 18/00568/FUL to increase the width of the 2 storey front extension and for removal of 2 roof lights	AS
18/01158/FUL	Flat6	Guild Way	Dividing the 1st and 2nd floor of the building into 3 flats with construction of roof and walls over exist terrace+ addn 2 new parking spaces	JB

18/01030/FUL	195a	Hullbridge Road	Single storey rear extension and garage loft conversion	MS
18/01048/FUL	14	Crouch Beck	single storey rear extension	JB
18/01202/FUL	56	Downleaze	single garage	ML
18/05115/TPO	17	Ashmans Row	Removal of T5 Whitebeam - damaging the property.	AS
18/01255/FUL	10	Squire Street	Removal of polycarbonate roof - replacement with felt roof	JB
JULY NO Comment - either permittedDev, or NonMat- passed byCCC				
18/00923/FUL	26	Heralds Way	Change of use A to D1	JB
18/01022/CLO PUD	25	Taffrail Gardens	Garage Conversion Single storey front/side extension	PF
18/00041/HHP A	16	Harvest Close	Single storey rear extension	ML
18/00037/HHP A	6	Albert Road	single storey rear extension	ML
18/00741/NM AT1	170	Inchbonnie Road	Non material ammndment to have render finish, Istger roof lantern and alterations to internal layout	DE
18/05111/TPO	33	Ashmans Row	T7 Whitebeam - To front of property. Fell to ground level. Reason: Tree is too large and lifting the manhole cover.	AS

Correct up to 23<sup>rd</sup> July 2018, further applications may be received prior to the meeting, Chelmsford City Council is the principal planning authority, please check their website [www.chelmsford.gov.uk/planning-and-building-control](http://www.chelmsford.gov.uk/planning-and-building-control) for details.

#### 8. Planning items to note

Following a complaint from a resident that planning conditions imposed on the BP/Marks&Spencer development had not been fulfilled, Chelmsford City Council Planning issued the report issued with the Agenda.

#### 9. Allotments – TPO’s

To receive a report from the chairman regarding a request to have TPO’s imposed at the Allotments.

#### 10. Planning Consultation

To note the information attached to the agenda.

#### 11. Report to Council

To agree items for report to the next Council meeting on 4<sup>th</sup> September 2018.

#### 12. Media Coverage

To consider whether any items on this Agenda warrant a Media release, and, if so, to agree a Councillor to comment, if applicable.

#### 13. Next Meeting

The next meeting of the Committee will be on 29th August 2018, at 7pm.

## ***ITEM 5***

**To note the following CCC Planning Decisions which differ from SWF TC recommendations.**

**18/00826/FUL 9 Clements Green Lane** – First floor rear extension .

SWF TC – Object, CCC – Permitted

**18/00910/FUL Olafs Cottage Carron Mead** – Raising the roof to create first floor accommodation with single storey side extension

SWF TC – Object, CCC – Permitted

**18/00975/FUL 27 Roding Leigh** – Single storey rear extension with flat roof, and first floor extension with raised ridge and dormers

SWF TC – No Objection,

CCC – Application refused

Reason: Policy DC4 of the Core Strategy and Development Control seeks to protect the amenities of close by neighbours. It states that planning permission will only be granted for extensions to existing buildings if the development would not result in excessive visual intrusion and the built form would not harm the prejudice outlook, privacy, or light enjoyed by neighbours.

The proposed first floor extension over the existing garage would result in overshadowing of the rear gardens of 35 & 37 Roding Leigh. The location and height of the addition would also be overbearing, affecting 35, 37, 45 & 47 Roding Leigh. Given this, the proposal adversely affects the living environment of neighbouring properties contrary to Policy DC4.

## Planning Consultation

As Consultees, South Woodham Ferrers Town Council have been invited, to comment on a consultation document, as follows.

The information is to note at the planning meeting on 31/07/2018.

Any responses will be agreed at the August planning meeting in time for a response before the expiry date on 06/09/2018

Dear Consultee,

### **Chelmsford Local Plan Draft Planning Obligations Supplementary Planning Document Consultation**

I am writing to you as a registered consultee on Chelmsford City Council's Local Plan consultation database. Chelmsford City Council is inviting your comments on the Chelmsford Local Plan Draft Planning Obligations Supplementary Planning Document (SPD).

The document is published for consultation for eight weeks from: **8.45am on Thursday 12 July 2018 to 4.45pm on Thursday 6 September 2018**. This is in accordance with Regulations 12, 13 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

This document identifies topic areas where planning obligations may be needed to provide or pay for new infrastructure needed to manage the impact of development, including that identified in the draft Local Plan. This will replace the adopted Planning Obligations SPD.

The Council is also consulting on some minor amendments to the Council's CIL Regulation 123 List. The 123 list sets out strategic projects that new development will be expected to make financial contributions to, such as major road or leisure projects.

To read more about the consultation follow the link below.

<http://www.chelmsford.gov.uk/planningpolicyconsult> to:

To assist you in using this system your registered username is: [karen@southwoodhamferrerstc.gov.uk](mailto:karen@southwoodhamferrerstc.gov.uk)

## Response from City Council Planning Dept' – BP garage development Burnham Road.

Dear Mr Wicks

I write to update as to the progress in planning enforcement investigations into the above site, following your letter of 11<sup>th</sup> June which suggesting you have received representation from a local resident concerning the landscaping of the site.

By way of update, I most recently visited the land on 14<sup>th</sup> June and observed its condition. I observed that the land to the east of the petrol station appeared largely unkempt and overgrown with weeds and furthermore some residual building material comprised of soil appeared to have been mounded to a height of 2.5 metres in the middle of the land.

Having review the planning history of the land, it appears that the vacant land to the east has been included within the application site of the petrol station. A brief chronology of the planning history is as follows. Planning permission was granted under 14/00984/FUL and was subsequently amended under 14/00984/MAT/1, the following condition were included pertinent to landscaping:

### **Condition 7**

*The proposed development shall not be brought into use until a scheme of hard and soft landscaping has been submitted to the local planning authority and approved in writing. The landscaping scheme shall include details of all new tree and shrub planting, seeding, turfing and hard surfacing materials for the whole of the site, except where surface treatments are already shown on the Finishes Plan of the original application 14/00984/FUL (Drawing No 649-P002A). The scheme shall also include a timetable for implementation, and all hard and soft landscaping works shall be implemented in accordance with that timetable. Any new trees or plants which die, become seriously damaged or diseased, or are removed, within a period of 5 years from planting, shall be replaced in the next planting season with others of similar size and species.*

The land to the east was included within a scheme of hard and soft landscaping submitted to and approved by the Council under application no. 14/00984/DOC/3. A drawing, no. 5851-D-PS rev B, submitted as part of this application appears to show the land concerned as seeded to grass and did not include the large pile of earth provisioned on site. Please find attached a copy of this plan for your consideration.

It appears therefore, that there are some discrepancies between the condition of the land and that shown on the above drawing approved by the Council, furthermore the disposition of such a large quantity of earth constitutes a breach of planning control in itself. I shall therefore write to the land owner to request that the land be seeded to grass as per the requirements of Condition 7 above and further shall request that the earth be removed from site prior to 1st August 2018.

Should you wish to discuss the matter further or feel that I may have overlooked any cogent matters please do not hesitate to contact me directly on 01245 606395 or by email in return.