



SOUTH WOODHAM FERRERS  
TOWN COUNCIL

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

# PLANNING COMMITTEE AGENDA

For a Meeting to be held at 6.30pm on  
Tuesday 18<sup>th</sup> December 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 R Luckman

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  
12<sup>th</sup> December 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 27<sup>th</sup> November 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. Chelmsford Local Plan Examination Hearing Sessions

To receive and note a report from Councillors Roberts and Birch on the Local Plan Examination Hearing Sessions to date.

## 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:

18/01910/FUL	Land At Fenn Roundabout	Burnham Road	Erection of drive through restaurant (Sui Generis Use comprising both Use Class A3 'Restaurant and Cafe' and Use Class A5 'Hot Food Takeaway') together with parking, landscaping and associated works including alterations to access and provision of pedestrian crossing on Burnham Road.	KG
18/01816/ADV	Site At Crouch Vale Nurseries	Burnham Road	Installation of various signage consisting of 1 internally illuminated totem, 4x internally illuminated signs, and 29x non-illuminated signs.	KG
18/05217/TPO	34	The Spinnaker	(T10) - Oak - Remove 4 low limbs on north and south sides of trunk. Remove deadwood. Crown reduction by up to 2m - Reason: To maintain the health of the tree and improve light into the property.	AS
18/01844/FUL	21	Reynolds Gate	Single storey rear extension.	MS

18/01907/FUL	Shaw Farm	Old Wickford Road	The application relates to the installation of 14 no. CCTV cameras at Shaw Farm. 5 of the cameras are to be internal, 6 no. external cameras and 3 no. to be placed in the car park.	ML
18/01908/LBC	Shaw Farm	Old Wickford Road	The application relates to the installation of 14 no. CCTV cameras at Shaw Farm. 5 of the cameras are to be internal, 6 no. external cameras and 3 no. to be placed in the car park.	ML
18/01918/FUL	McDonalds Restaurant Asda Stores 1 - 10	Queen Elizabeth II Square	Proposed outside seating area with furniture and associated barriers.	AS
18/01883/FUL	9	Fennfields Road	Single storey rear extension.	AJ

## **8. Planning Applications – Non Material Amendments**

To note the Non Material Amendments to the following planning application.

14/00830/FUL - Former Crouch Vale Nurseries & Plantworld Burnham Road South Woodham Ferrers Chelmsford CM3 5QP. (Retail foodstore and petrol filling station, health facility, associated car parking, new roundabout access, landscaping & associated works.) to use Combined Heat & Power (CHP) instead of the previously proposed biomass boiler.

14/00830/FUL - Former Crouch Vale Nurseries & Plantworld Burnham Road South Woodham Ferrers Chelmsford CM3 5QP (Retail foodstore and petrol filling station, health facility, associated car parking, new roundabout access, landscaping & associated works.) for amendments to the petrol filling station including reduction from 3no. to 2no. 60k tanks, smaller sales shop and omission of jet wash screen to 1 side, maintaining screen on the exit.

## **9. Consultation on Maldon District Green Infrastructure Strategy SPD**

To agree which Committee Members shall prepare and submit a response on behalf of the Council to the Consultation on Maldon District Green Infrastructure Strategy SPD as attached to the agenda.

## **10. Report to Council**

To agree items for report to the next Council meeting on 8<sup>th</sup> January 2018.

## **11. 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.

## **12. Next Meeting**

The next meeting of the Committee will be on 29<sup>th</sup> January 2019, at 7pm.

The following correspondence has been received from Maldon District Council:

### **Draft Maldon District Green Infrastructure Strategy (Supplementary Planning Document)**

To help the Council implement the Approved Local Development Plan for Maldon District (2014-2029) we would welcome your comments on the above document.

The draft **Maldon District Green Infrastructure Strategy** provides further guidance on Policies N1, N2 and N3 of the Maldon District Local Development Plan regarding the Council's approach to the provision, improvement and enhancement of green infrastructure in the District. Once adopted, this Strategy will be a material consideration in the determination of planning applications.

The consultation on the Strategy starts on **5 December 2018** and closes on **23 January 2019 at 4.30pm**.

#### **Inspection of documents:**

The documents relating to the above consultations will be available for inspection on the Council's website ([www.maldon.gov.uk/spd](http://www.maldon.gov.uk/spd)) and at the following locations:

- Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL (Mon-Thurs 8.30am to 5.00pm and Fri 8.30am to 4.30pm); and
- Local libraries across the District (Please check Essex County Council's website at [www.essex.gov.uk](http://www.essex.gov.uk) for the opening hours for all local libraries).

#### **Comments may be submitted:**

- By email to [policy@maldon.gov.uk](mailto:policy@maldon.gov.uk)
- In writing to: Planning Policy, Maldon District Council, Princes Road, Maldon, CM9 5DL

Comments should be received by **4.30pm on Wednesday 23 January 2019**.

Please note that each comment and the name of the person who made the comment will be featured on our website - comments will **not** be confidential.

Any comments received will be considered and changes made to the draft Supplementary Planning Document (SPD), where appropriate.

Any comments may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

If you have any queries about the consultation please contact Planning Policy using the details above.

If you no longer wish to receive planning policy consultations, please let us know by emailing or writing to the addresses given above.

Sent for and on behalf of

Paul Dodson  
Director of Strategy, Performance and Governance