



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 7.00pm on
Tuesday 29th October 2019**

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

Membership:

Councillor D Eley (Chairman)
Councillor I Roberts (Vice Chairman)

Councillor M Lobar
Councillor P Ferry

Councillor M Sismey
Councillor I Hammond

Councillor A John

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
22nd October 2019

1. Apologies for Absence

To RECEIVE and ACCEPT any 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 24th September 2019 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 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.

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:

19/01543/FUL	22	Crickhollow	Single storey front extension.	A.J.
19/01567/FUL	56	Brent Avenue	Single storey rear extension with a lean roof over and alterations to fenestration.	I.H.
19/01557/FUL		Brickfields Surgery	Change of use from Doctors Surgery (use class D1) to a 14 bed house of multiple occupation - HMO (class C4). Minor alterations to existing fenestration. Additional bin and cycle parking area.	M.L.
19/01600/FUL	Olaf House	Carron Mead	Single storey side extension.	M.S.
19/05182/TPO	14	Creekview Road	Willow x 3 (forming part of G1TPO/2003/46 and referred to in attached Tree Report as T1, T2 and T3)	A.J.

19/01603/FUL		Gazelle House, Old Wickford Rd.	Retrospective application for the conversion of ground floor into two flats, conversion of first floor into a 6 bed House in Multiple Occupation (HMO), with the installation of a first floor window to the side elevation, and conversion of an outbuilding formerly used as offices into a 6 bed HMO.	I.R.
19/01641/FUL	19	Ormesby Chine	Construction of a part single and part two storey rear extension and single storey side extension	D.E.
19/01685/FUL	1	Dunlin	Proposed loft conversion with front and rear dormers, and front first floor extension.	I.R.
19/01683/FUL	2	Ormesby Chine	Demolition of existing conservatory, with replacement single storey rear extension and part conversion of the integral double garage.	I.H.
19/01662/FUL	16	King Edwards Road	Increase to height of garage.	I.R.

8. To consider the Revocation of Supplementary Planning Documents from Maldon District Council for (document attached):

- Developer Contributions Guide 2005
- Children's Play space 2006
- Accessibility to Buildings 2006
- Sadd's Wharf 2007
- Heybridge Basin Timber Yard 2007

9. Implementation of Pelican Crossing and Zebra Crossing - B1012 Burnham Road and Hullbridge Road, South Woodham

To consider the intention notice and draft statement of reason for the crossing detailed above. (notice attached to the agenda)

10. Report to Council

To agree items for report to the next Council meeting on 12th November 2019.

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 26th November 2019, at 7pm.

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

Agenda item for planning

17 October 2019

MALDON DISTRICT COUNCIL

Princes Road
Maldon
Essex CM9 5DL



South Woodham Ferrers Town Council
Champions Manor Hall
Hullbridge Road
South Woodham Ferrers
Chelmsford, Essex
CM3 5LJ

Tel: 01621 854477
Email: Policy@maldon.gov.uk

Dear Consultee

Revocation of Supplementary Planning Documents

This is to notify you that Maldon District Council has revoked five Supplementary Planning Documents, in accordance with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The following Supplementary Planning Documents (SPDs), linked to the former Replacement Local Plan (RLP), were revoked on 12 September 2019:

- Developer Contributions Guide 2005
- Children's Play Space 2006
- Accessibility to Buildings 2006
- Sadd's Wharf 2007
- Heybridge Basin Timber Yard 2007

As required under Regulation 15, following the revocation of the above Supplementary Planning Documents, all physical and digital copies of the documents have been removed from the Council offices and the Council's website.

A summary of the reasons for revocation is given overleaf. Further information on the reasons for revocation is available at: www.maldon.gov.uk/spd

We have tried to email you the above information today but received a bounce-back. Please could you let us have a current email address by emailing policy@maldon.gov.uk, using the subject line: Change of contact details. Alternatively, if you no longer wish to receive information on planning policy in Maldon District, please email policy@maldon.gov.uk stating that you no longer wish to receive this information, and we will remove your contact details from the mailing list.

If you have any queries, please contact us using the details given in this letter.

Yours faithfully

Paul Dodson
Director of Strategy, Performance & Governance

PTO.....

To note that

reasons can be found in the attachment -



SPD	Summary of reasons for revocation
Developer Contributions Guide 2005	<ul style="list-style-type: none"> • The SPD does not comply with local and national policy • The SPD does not comply with legislation
Children's Play Space 2006	<ul style="list-style-type: none"> • The SPD does not comply with local and national policy • The supporting evidence bases require updating
Accessibility to Buildings 2006	<ul style="list-style-type: none"> • SPD does not comply with local and national policy • The SPD has been superseded by Building Regulations • The Replacement Local Plan policy the SPD supported has been deleted and there is no equivalent policy in the Local Development Plan (LDP) to link it to
Sadd's Wharf 2007	<ul style="list-style-type: none"> • The SPD does not comply with local and national policy • Any future development of the site would be considered against the LDP, the Maldon District Design Guide SPD and the Maldon and Heybridge Central Area Masterplan SPD • The North Quay Regeneration Development Brief, that includes the Sadd's Wharf site, is being prepared. Once adopted as an SPD this Development Brief will, in effect, supersede the 2007 SPD
Heybridge Basin Timber Yard 2007	<ul style="list-style-type: none"> • The SPD does not comply with local and national policy • The RLP policy the SPD supported has been deleted and there is no equivalent policy in the LDP to link it to • Any future development of the site would be considered against the LDP and the Maldon District Design Guide

South Woodham Ferrers Town Council
Karen Hawkes Clerk to South Woodham
Ferrers TC
Champions Manor Hall, Hullbridge Road
South Woodham Ferrers
Chelmsford, Essex
CM3 5LJ

Our GP/TRAF/7111
Ref: 14 October 2019
Date:

Dear Sir / Madam,

**Implementation of Pelican Crossing and Zebra Crossing - B1012
Burnham Road and Hullbridge Road, South Woodham Ferrers**

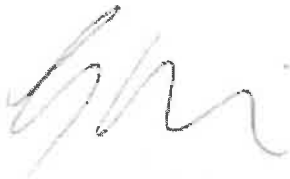
I attach for your information a copy of the Public Notice relating to the above proposal which will appear in the Maldon & Burnham Standard on 17 October 2019 as required by the Local Authority Traffic Orders (Procedure) (England and Wales) Regulations 1996.

I also attach copies of the Statement of Reasons and map(s) illustrating the proposal. All documents can be found on the Essex Highways website.

I should be grateful if you could please forward any comments you may wish to make on these proposals by 8 November 2019.

Thank you in anticipation of your assistance in this matter.

Yours Faithfully



Gemma Hills
Network Management Technician

Telephone: 01245 342892
Email: gemma.hills@essexhighways.org

Public notice

Implementation of Pelican Crossing and Zebra Crossing – B1012 Burnham Road and Hullbridge Road, South Woodham Ferrers

Notice is hereby given that under Section 23 of the Road Traffic Regulation Act, Essex County Council proposes to establish Pelican Crossing and Zebra Crossing – B1012 Burnham Road and Hullbridge Road, South Woodham Ferrers in the City of Chelmsford located as follows:-

Pelican Crossing

Road	Description
B1012 Burnham Road, South Woodham Ferrers	The centre line of the crossing is located approximately 21.6 metres north east of its junction with the Hullbridge Road/Burnham Road B1012 Roundabout and measure approximately 8.2 metres between give-way lines.

Zig-Zags for the above Pelican Crossing will be installed on B1012 Burnham Road, South Woodham Ferrers in the following locations:

North Side: From its junction with the western side of the Pelican Crossing, in a westerly direction for a distance of approximately 17.5 metres.

Both sides: From its junction with the eastern side of the Pelican Crossing, in a north easterly direction for a distance of approximately 25.5 metres.

South Side: From its junction with the western side of the Pelican Crossing, in a westerly direction for a distance of approximately 8.9 metres.

Zebra Crossing

Road	Description
Hullbridge Road, South Woodham Ferrers	The centre line of the crossing is located approximately 12.3 metres south east of its junction with the Hullbridge Road/Burnham Road B1012 roundabout and measures approximately 4.6 metres between give-way lines.

Zig-Zags for the above Zebra Crossing will be installed on Hullbridge Road, South Woodham Ferrers in the following locations:

West Side: From its junction with the northern side of the zebra crossing, in a north westerly direction for a distance of approximately 4.7 metres.

Both sides: From its junction with the southern side of the zebra crossing, in a south easterly direction for a distance of approximately 8.9 metres.

East Side: From its junction with the northern side of the zebra crossing, in a north westerly direction for a distance of approximately 8.9 metres.

It is also proposed to relocate the existing TSRGD bus stop on the south side of B1012 Burnham Road, South Woodham Ferrers approximately 42 metres west from its original location and on the north side of B1012 Burnham Road, South Woodham Ferrers approximately 121 metres east from its original location.

Further details: A copy of this notice, a map illustrating the proposal and a Statement of Reasons may be examined at all reasonable hours at Essex County Council, County Hall E block main reception, Market Road, Chelmsford; Chelmsford City Council, Civic Reception, Civic Centre, Chelmsford and South Woodham Ferrers Library, Trinity Square, South Woodham Ferrers. These documents can also be viewed on the Essex Highways website: <http://www.essexhighways.org/Transport-and-Roads/Highway-Schemes-and-Developments/Traffic-Regulation-Orders.aspx>

Representations: Anyone who wishes to comment to the proposal should send the grounds for their representation in writing to TRO Comments, Network Assurance, A2 Annexe, Seax House, Victoria Road South, Chelmsford, Essex, CM1 1QH' or e-mail to TrafficRegulation.Order@essexhighways.org quoting reference TRAF/71111, by 8 November 2019.

Dated: 17 October 2019

County Hall
Chelmsford

Essex County Council
Network Assurance



Essex County Council

Implementation of Pelican Crossing and Zebra Crossing - B1012 Burnham Road and Hullbridge Road, South Woodham Ferrers

Statement of Reasons

Pedestrian Crossings

A new supermarket is currently being built off Burnham Road, subsequently, it is expected that there will be an increased amount of pedestrian traffic in the vicinity. In addition, it is important to note that there is a health centre located near to the crossings which may result in there being an increased amount of vulnerable pedestrians in the area such as those with physical disabilities.

Due to the expected increase in pedestrian traffic these crossings will be needed in order to adequately accommodate the increase in foot traffic.

The crossings are proposed on the pedestrian desire lines (the path representing the shortest or most easily navigated route between an origin and destination), relocating them could lead to pedestrians crossing the road at unsuitable locations and increase risk of collision.

The crossings will provide more efficient crossing points for pedestrians than the current situation in which there are none. The proposed lengths of the associated zig-zag road markings provide sufficient visibility for vehicles approaching the crossing, allowing them time to adjust their speeds accordingly.

Relocation of bus stops

The existing bus stops are being relocated to ensure efficient traffic flow and reduce risk of congestion on the roundabout and to provide adequate public transport links for local residents, reducing the need for personal vehicles.

By installing this restriction, it will prevent the general public from using said Bus Stops to park or wait in, reducing risk of travel delays and inconvenience on the Bus Route.

