

**SOUTH WOODHAM FERRERS TOWN COUNCIL  
PLANNING COMMITTEE**

**MINUTES** of an online Meeting held on Tuesday 25<sup>th</sup> August 2020  
at 6.45 p.m.

**Present:**

Councillor I Roberts as Chairman  
Councillor A John as Vice Chairman

Councillor P Ferry  
Councillor Burman

Councillor M Sismey

In attendance: Town Clerk Assistant, Councillor Birch

**P163 Chairman Opened Meeting**

The Chairman opened the meeting and proposed that item 12 on the agenda "Timings of Planning Committee Meetings" be discussed before items 10 and 11.

**Proposal:** Councillor Roberts

**Seconded:** Councillor John

**Vote: Carried**

**P164 Apologies for Absence**

Apologies for absence were **RECEIVED** and accepted for Councillor Eley.

**P165 Dispensation Considerations**

None received.

**P166 Declarations of Interest**

No declarations of interest received.

**P167 Confirmation of Minutes**

The minutes of the meeting held on 28<sup>th</sup> July 2020 were agreed and signed as a true record of the meeting.

**Proposed:** Councillor Roberts

**Seconded:** Councillor John

**Vote: Carried**

**P168 Public Questions**

No members of the public were present.

**P169 Previous Planning Difference Decisions Considered**

As of 25<sup>th</sup> August 2020 there were no further decisions that differed from the Town Council.

## **P170 Current Planning Applications**

### **20/05137/TPO 11 Thornborough Avenue**

G1 - 3x Oaks - Crown reduction by approximately 3m, remove lower hanging branches - Reason: Causing excessive shading and to provide clearance to footpath and road.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

### **20/01126/FUL 107 Brent Avenue**

Single storey front extension. Replace flat roof with pitched roof to side with one roof window. Addition of extra parking space.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

### **20/01095/FUL 3 Bakers Close**

Single storey front extension. Replace flat roof with pitched roof to side with one roof window. Addition of extra parking space.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

### **20/05146/TPO 5 Starboard View**

Oak - reduce overhang into neighbours garden up to 3.5m. T14 - Oak - reduce overhang into neighbours garden up to 3.5m, reduce overhang to garage and drive up to 2.5m. T15 - Oak - reduce overhang to neighbours garden up to 3.5, reduce overhang to house roof by up to 3m, reduce overhang to garage up to 2m. T19 - Oak - reduce overhang to drive up to 3m and clear out deadwood. Reason: concerns for damage to property and excessive overhanging branches. T19 - tree is also in poor condition. It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

### **20/01098/FUL Unit 6, Blackhall Industrial Estate, Hamberts Rd.**

Change of use from Children's Play Centre (D1) to mixed use Children's Play Centre (D1) and General Industrial (B1, B2 & B8).

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

### **20/01156/FUL Land at 210 Hullbridge Road**

Proposed construction of 3 no residential dwellings, enlarged road access and ancillary ground works.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application should Tree Preservation Order trees be preserved.

### **20/05164/TPO 2 Quarter Gate**

T1 Crab apple tree - Reduce height by 2.5m, thin out the canopy and any cross branches, remove any deadwood, lift crown to 3m clear of ground - Reason: Tree maintenance.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

Councillor Sismey joins the meeting 6.58pm

**20/01218/CUP 7 & 9 Trinity Square**

Determination as to whether the prior approval of the local planning authority is required for the proposed change of use of a building from shops (Class A1) to dwelling houses (Class C3).

It was agreed that the Planning Committee **OBJECTS** to this planning application on the grounds:-

- It has been identified that the retail units within South Woodham Ferrers are declining.
- The emerging South Woodham Ferrers Neighbourhood Plan recognises that the area needs developing and would want to discourage change of use of retail to residential properties.
- The appearance that the change of use will be to a House in Multiple Occupancy.

**20/01217/FUL 13 Bandhills Close**

Single storey extension.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

**20/05168/TPO 24 Harvest Close**

T6 Oak in rear garden - reduce crown height by 2-3m. Remove weak and thinning branches and clean out deadwood - Reason: To reduce overhang for patio area and washing line area for number 24. Reduce overhang into number 26 and grass verge area on roadside.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

**20/01206/FUL 14 Marklay Drive**

Single storey rear extension. Renew garage roof with new flat roof, raised to suit utility room roof.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

**P171 Schedule 3 of Section 106 for the Sainsburys site**

It was noted that the planning committee's agreed preferences of possible future work to be undertaken on schedule 3 of section 106 for the Sainsburys site was submitted to Chelmsford City Council on 4th August.

**P172 C.C.C.'s Statement of Community Involvement**

It was noted that we have reported to Chelmsford City Council that we have no further comments to add to their new planning procedure report

**P173 Timings of Planning Committee Meetings**

Due to lack of time at this meeting to discuss all agenda items this item was brought forward on the agenda to discuss the preferred day and timings of planning committee meetings for members for a proposal to Council. It was proposed that the planning committee will propose at the next Council meeting on 8<sup>th</sup> September for planning meetings to take

place on the last Wednesday of the month at 7.30pm starting on 30<sup>th</sup> September.

**Proposed:** Councillor Roberts  
**Seconded:** Councillor John  
**Vote:** **Carried**

**P174 Changes To The Current Planning System – PC10-20**

It was proposed that this item be discussed at an additional meeting on 9<sup>th</sup> September at 7.30pm due to lack of time at this meeting.

**Proposed:** Councillor Roberts  
**Seconded:** Councillor John  
**Vote:** **Carried**

**P175 Planning White Paper – PC11-20**

It was proposed that this item be discussed at an additional meeting on 9<sup>th</sup> September at 7.30pm due to lack of time at this meeting.

**Proposed:** Councillor Roberts  
**Seconded:** Councillor John  
**Vote:** **Carried**

**P176 Report to Council**

The proposal for planning meetings to take place on the last Wednesday of the month at 7.30pm commencing from 30<sup>th</sup> September.  
An additional meeting on 9<sup>th</sup> September to discuss issues unable to be covered at the meeting on 25<sup>th</sup> August due to time constraints.

**P177 Media Coverage**

No items to report.

**P178 Next Meeting**

The next meeting agreed as 9<sup>th</sup> 2020 September

There being no further business to discuss, the Chairman closed the meeting at 7.46pm.

Signed .....

Chairman of the Meeting

Date: 9th September 2020