

**SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE**

MINUTES of a Meeting held on Wednesday 26th May 2021
at 7.30 p.m.
at Champions Manor Hall

Present:

Councillor John as Chairman

Councillor Wilson	Councillor Sismey
Councillor Pullen	Councillor O'Brien
Councillor Humphrey	Councillor Eley
Councillor Burman	

In attendance: Town Clerk, Town Clerk Assistant and Councillor Shearring.

P307 Apologies for Absence

Apologies of absence were received and accepted from Councillors Ferry, Roberts and Perham-Lake.

P308 Dispensation Considerations

None received.

P309 Declarations of Interest

There were no declarations of interest.

P310 Confirmation of Minutes

The minutes of the meeting held on 28th April 2021 were agreed as a true record of the meeting.

Proposed: Councillor Sismey

Seconded: Councillor John

Vote: **Carried**

P311 Public Questions

Four members of the public were present who voiced their concerns regarding application **21/00218/FUL** of **Marsh Farm** on behalf of 133 residents on the basis of :-

- Environmental impact.
- Retrospective application.
- The sale of alcoholic drinks is not in line with a children's facility.
- The inadequacy of Marsh Farm Road to the traffic generated.
- The hard surface presenting a flooding problem.
- The application is in contradiction to SWFTC neighbourhood plan.
- The shop not being a temporary Covid-19 measure.

P312 It was proposed that application 21/00218/FUL Marsh Farm be moved on the agenda to be discussed directly after the public questions.

Proposal: Councillor John

Seconded: Councillor O'Brien

Vote: Carried

P313 21/00218/FUL Marsh Farm, Marsh Farm Road

Retrospective application for the change of use of the visitor reception/café to farm shop. Surfacing of land adjacent to Farm Shop and use for activities associated with the Farm Park; surfacing to existing overspill parking area. The Planning Committee of SWFTC **OBJECT** to this application for the following principal reasons:

- The hard surfacing has increased flooding on footpaths used by the public and made them muddy and very difficult to use after wet weather
- Traffic impact
- The application represents a substantial change and scale of use from former use, and use not related to the original use.
- Visual and noise impact on the Country Park, local residents, sea wall and other footpaths.
- Although the marquees have been removed from the original application one marquee remains.
- Natural England have raised a number of questions relating to the impact on the SSSI and estuary. No answers to these questions have been provided.

P314 Previous Planning Difference Decisions Considered

21/05086/TPO 89 Hamberts Road

T2 Silver Birch - in front garden. Crown reduction, cutting to suitable growing points and shaping over to leave natural profile.

SWFTC Planning Committee had No Objections and CCC Refused Permission

21/05050/TPO Champions Lodge, Burnham Road

Area G1 - Large Oak - located at front of Champions lodge - Crown reduction (both in height and sides) by 2.5/3m (dictated by growth points), remove dead wood, remove any rubbing branches, remove lower epicormic growth over neighbouring property - Reason: To stop bird faeces around pool and garden; Small Oak growing behind larger Oak - Crown reduced (in height and sides) by 3-4m - Reason: This tree is causing a large issue with next doors garden, constant large areas of bird droppings in the summer that are making swimming pool unsafe.

SWFTC Planning Committee had No Objections and CCC Refused Permission

P315 Planning Enforcement Notice

The planning enforcement notices circulated prior to the meeting were noted.

P316 Current Planning Applications

21/00723/FUL 14 Middleton Row

Swedish White Beam - T10 - Front Garden - Pruned back by 1.5 - 2m - Reason - Maintain Size

It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

21/00723/FUL 15 Broughton Road

Part two storey, part single storey front extension with the installation of a window to the side elevation.

The Planning Committee of SWFTC **OBJECT** to this application considering it to be over development of the site together with having boundary queries and causing obstruction of neighbour's light.

21/00707/FUL 8 Penhurst Drive

Construction of a two storey rear extension.

It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

21/05130/TPO 210 Inchbonnie Road

Oak (T1) - Front garden - Crown Reduction by up to 2.5-3 metres cutting to suitable growing points, crown lift to provide minimum 2.8m clearance and 5.2m clearance over public road.

The Planning Committee of SWFTC **OBJECT** to this application and feel that a crown reduction of 2 metres is more appropriate.

21/05090/TPO 12 Middleton Road

Swedish White Beam - T11 - Front Garden - Pruned back by 1.5 - 2m - Reason - to maintain size.

It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

21/00895/FUL 2 Quarter Gate

Single storey side and rear extension.

The Planning Committee of SWFTC **OBJECTS** to this application on the basis of over development of the site.

21/05132/TPO 1 Cringle Lock

T3 - Oak - Rear Garden - 3m reduction back to suitable growth points - Reason - To rebalance right lateral branches as it's growing more to the light on right side.

The Planning Committee of SWFTC **OBJECTS** to this application and considers a reduction of 2 metres rather than 3 metres to be more appropriate.

21/00841/FUL 33 Longfield Road

Demolish existing Garage. Construction of single storey side/rear extension to be used as an annex. Widening of the existing formation of access. It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

21/00821/FUL Scout Headquarters, Uniform Youth Road, Creekview Road

Construction of a prefabricated sectional concrete double garage to be used as a storage unit for general scouting equipment. It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

21/00758/FUL 33 Abbotsleigh Road

Proposed Two storey side extension. It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

14/00984/S73/1 South Woodham Ferrers SF Connect, Burnham Road

Removal of condition 3 of approved permission 14/009841/MAT/1 - (Material amendment to permission 14/00984/FUL (Development of the site for a petrol filling station to include new sales building, canopy, fuel pumps including HGV facility, boundary treatments and fuel tanks). For removal of HGV fueling and reduced canopy with internal changes to the forecourt). In order to allow the site to operate on a 24 hour basis.

Comments: The Planning Committee of SWFTC **OBJECT** to this application on the basis:

- noise impact and possible increase of antisocial behaviour
- previous 24 hour use has not been used and therefore is not an effective trial period to assess impacts and whether there is a demand
- H.G.V.'s occasionally use this area for unofficial overnight parking with 24 hour opening possibly encouraging more
- this application for a 24 hour opening is for an indefinite period

21/00927/FUL 144 Inchbonnie Road

Single storey rear extension. It was agreed that the planning committee of SWFTC has **NO OBJECTIONS** to this application.

EK

P317 Solar Farm Development Supplementary Planning Document

A consultation group was formed of Councillors O'Brien, John and Wilson to form a response to the Solar Farm S.P.D. as attached to the agenda with the Town Clerk Assistant to request an extension until 17th June for the submission of our response to enable a further planning meeting to take place on 16th June to agree them via committee.

P318 Report to Council

14/00984/S73/1 South Woodham Ferrers SF Connect, Burnham Road
The application of a permanent 24 hour opening together with the Planning Committee's response.

P319 Media Coverage

It was agreed that no items are required for media coverage.

P320 Next Meeting

The next meeting agreed as 16th June 2021 at 7.30pm.

There being no further business to discuss, the Chairman closed the meeting at 8.27pm.

Signed

Chairman of the Meeting

Date: 16th June 2021