

SOUTH WOODHAM FERRERS TOWN COUNCIL

MINUTES of the Development and Infrastructure Committee Meeting held on
Wednesday 11th August 2021 at 7.30pm
at
Champions Manor Hall

Present

Councillor M O'Brien (Chair)

Councillor D Thompson
Councillor B Massey

Councillor A Shearring
Councillor K Bentley

In attendance: Town Clerk, 1 member of the public

D1 Apologies for Absence

Apologies for absence received from Councillor Birch, Eley, Pullen, Roberts and Ferry.

D2 Dispensations considerations

No dispensations received

D3 Declarations of interest

No declaration of interest received

D4 Public Questions

1 member of the public attended and raised the following points:

- If the development is split into 3 phases each of less than 500 homes will the Town Council support the planning application? *The Town Councils planning committee will consider the planning application and supporting document on its own merits when received.*
- Does the Town Council support the calls for a new Bypass for the town to avoid gridlock on the B1012 and the consequent inevitability of drivers using rat runs via Ferrers Road and Edwins Hall? *The Town Council does not have a view on a proposed bypass for the Town, the Town Council could not make a decision on an item which it has not been consulted on or there are no plans for. It is recognised that there is a very small number of residents that feel that a bypass is required but this is not the view of the whole town and it would be inappropriate to comment without any proposals. The Town Council has contacted Essex County Council for a reduction of speed along Ferrers Road.*
- If not, what viable alternative options for the through traffic do you propose: *it is the role of the Town Council to raise concerns but remains the remit of the Essex Highways department to ensure that*

any highways improvements are fit for purpose and will service the development and surrounding area.

- How do you plan to obtain the results of Countryside's 2019 Video survey at Sainsburys?: *Countryside is a private company which has funded the surveys and there is no requirement for the survey to be provided to the Town Council, private companies do not have the same requirements of the Freedom on Information. When the planning application is submitted any traffic surveys that provide part of the application process will be in the public domain although it is up to the Developer which surveys, they present.*
- When will you demand detailed traffic models for the Masterplan process? *The Town Council is a consultee in the planning process but the statutory consultee for Highways would be Essex Highways it is their remit to ensure the plans that are submitted meet the needs of the development.*

D5 Masterplan:

Councillor O'Brien and Shearring updated members on the two meetings held with Countryside where Highways and Drainage matters within the development site were discussed. Councillors highlighted concerns regarding drainage within the site, these concerns were addressed by the consultants. Councillors recognise that whilst they are not experts in the areas being discussed it's their role to raise concerns and the consultants role to consider these in the development of the site.

D6 Neighbourhood Plan

The Neighbourhood Plan was approved by the Chelmsford City Council Cabinet Meeting to proceed to referendum once the changes recommended by the examiner were made. Chelmsford City Council are keen for the South Woodham Plan to proceed to referendum with the Writtle plan, although the Writtle plan is currently still with the examiner. Members request that the Town Clerk contacts Chelmsford City Council to request that our referendum proceeds immediately as there have been delays due to Covid and the examination process, members are keen that the plan proceeds to referendum to ensure that CIL monies can be maximised and that confusion is reduce for members of the public.

Proposal: Town Council to proceed with the referendum for the South Woodham Ferrers Neighbourhood Plan at the earliest opportunity

Proposed: Councillor O'Brien

Seconded: Councillor Shearring

Vote: All in favour, carried

D7 Aspirations to Facilities

Presentation received from Councillor O'Brien, detailing a process to review projects suggestions that could be considered for expenditure from future CIL monies. Members discussed that whilst this is a great process concerns were raised with the workload involved with the process and whether there may be a requirement for a member of staff.

Proposal: Create a working group to compile a list of projects and review the projects with the weighting scheme as detailed within the presentation which will filter the list of projects.

Proposed: Councillor O'Brien

Seconded: Councillor Massey

Vote: All in favour, carried

D8 Mission Statement and Aims of the Town Council

Members reviewed the current Statement and Aims of the Town Council, committee agree to create a working group to review the document with attention given to the aspirations detailed within the Neighbourhood Plan.

D9 Champions Manor Hall

Town Clerk to research into grant funding available and project cost for electric charging points, solar panels and enquire whether our utilities are provided from a sustainable renewable energy sources.

D10 Open Spaces Management

Following a request from DevComms requesting whether the Town Councillors and residents have concerns with the current management of open spaces within the existing development. Members discussed that they have concerns with a third party providing the maintenance and management of the open space within the new development as this could result in segregation within the town with the areas perhaps being referred to as 'the posh part of town' if the standard of maintenance was of a different standard to the existing town. In addition to this there would also be for residents of the new properties Council tax, precept and the additional charge of maintenance from a third party. Whilst members were not favourable of a third party managing the development, in response to the questions raised the response was as follows: to encourage the Neighbourhood Plan objective of the community being accessible by foot or by bike walkways should be clear of hanging branches and overgrown hedges, well lit to ensure safety and reduce residents fear of crime and ensure that footways and cycle paths are well maintained with no cracks.

D11 Report to Council

Neighbourhood Plan referendum, reviewing the Statement and Aims of the Town Council

D12 Media Contact

No media contact at this time.

D13 Next Meeting

To be confirmed, possibly late September

There being no further business to discuss the Chairman closed the meeting
At 9:48pm

Signed

Date: