

**SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE**

MINUTES of a Meeting held on Wednesday 25th August 2021
at 7.30 p.m.
at Champions Manor Hall

Present:

Councillor Roberts as Chairman

Councillor Humphrey
Councillor O'Brien
Councillor Birch

Councillor Wilson
Councillor Sismey

In attendance: Town Clerk Assistant, Councillors Shearring and Thompson and 13 members of the public.

P355 Apologies for Absence

Apologies of absence were received and accepted from Councillors Ferry, Burman, Purham-Lake, Eley, Pullen and John.

P356 Dispensation Considerations

None received.

P357 Declarations of Interest

None received.

P358 Confirmation of Minutes

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

Proposed: Councillor Roberts

Seconded: Councillor O'Brien

Vote: **Carried**

P359 Public Questions

There were 13 members of the public present and the following concerns were raised:

21/00218/FUL Marsh Farm Visitor Attraction, Marsh Farm Road

Traffic, noise pollution, impact on nature reserve and local residential area, inappropriate use, flood risks, visual impact, farm shop is general retail rather than farm produce.

21/01601/TEL56 Ferrers Road

Visual impact, possible health risks, devaluation of neighbouring properties, proximity of mast only 7 meters from properties, inappropriate to have an 18m mast adjacent to bungalows.

P360 Previous Differing Planning Decisions

17/00038/S73 22 and 23 Forest Close

Single storey side extension and new section of 1.8m high garden wall between existing garage and dwelling.

SWFTC Planning Committee Objected and CCC Permitted

14/00984/S73/1 SF Connect, Burnham Road

Removal of condition 3 for the planning permission reference

14/00984/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 treatment and fuel tanks). For the removal of HGV fuelling and reduced canopy with internal changes to the forecourt). In order to allow the site to operate on a 24 hour basis.

SWFTC Planning Committee Objected and CCC Permitted

P361 Current Planning Applications and SWFTC Decisions

21/00218/FUL Marsh Farm Visitor Attraction, Marsh Farm Road

Retrospective application for Change of Use of Visitor Reception/Cafe to Farm Shop (E); Surfacing of land adjacent to Farm Shop and use for activities associated with the Farm Park; Surfacing to Existing Overspill Parking Area (Part)

It was agreed that the Planning Committee **OBJECT** to this application with the additional comment submitted to C.C.C. that the Farm Shop is not only selling farm produce. The Farm Shop was more relevant during the initial stages of the pandemic during lockdown.

21/05190/TPO 32 Pintolls

Sweet Gum Tree - T2 - located on boundary of 32 Pintolls - reduce the height of the 15m tree by 3m and make a lateral reduction of 1.5m to balance out tree - Reason - The tree has grown significantly and is obscuring light into property as well as obstructing the street light and the lower branches are overhanging onto pathway.

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

21/05184/TPO 18 Harvest

Oak - T8 - Rear garden - Crown reduction by 2m to previous cutting points - Reason - To stop root damage and encroachment on neighbours property.

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

21/01531/FUL 219 Hullbridge Road

Proposed single storey rear extension, front extension and garage conversion.

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

21/01601/TEL56 Ferrers Road

Construction of a 18.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works.

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

- Visual impact of an 18 meter mast and cabinet adjacent to highway on highly visible green verge adjacent to residential properties.
- Location of the mast is only 7 meters to residential properties which is deemed too close, as was application 21/00741/TEL56 being declined by CCC on the grounds of 15 meters being too close to residential properties.
- Incongruous development in the area detrimental to the appearance of the local area and to residents.

21/01543/ADV Cutlers Road

Installation of a non-illuminated totem pole.

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

14/00830/NMAT/12 Sainsburys, Burnham Road

Non-material amendment to planning permission 14/00830/FUL - (Demolition of existing buildings and redevelopment of site to provide a retail foodstore (Use Class A1) and petrol filling station, a health facility (Use Class D1), associated car parking, a new roundabout access, landscaping & associated works). Amend the Monday to Saturday opening hours of the foodstore from 08:00 - 22:00 to 07:30 - 22:00.

It was **NOTED** by the Planning Committee.

P362 Housing Strategy for Chelmsford for the period 2022 – 2027 Consultation

It was noted that the planning committee has no additional comments on this document for submission on 15th September.

P363 Report to Council

Strategic Growth Site 10 North of B1012 - additional Councillor volunteers are needed to be involved in the planning groups.

P364 Media Coverage

No media coverage required.

P365 Next Meeting

The next meeting agreed as 29th September 2021 at 7.30pm.

There being no further business to discuss, the Chairman closed the meeting at 8.45pm.

EK

Signed

Chairman of the Meeting

Date: 29th September 2021