

**SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE**

MINUTES of a Meeting held on Wednesday 24th November 2021
at 7.30 p.m.
at Champions Manor Hall

Present:

Councillor Roberts as Chairman

Councillor Perham-Lake	Councillor Birch
Councillor Shearring	Councillor O'Brien
Councillor Sismey	Councillor Ferry

In attendance: Town Clerk Assistant and seven members of the public.

P386 Apologies for Absence

Apologies of absence were received and accepted from Councillors Burman, John, Eley, Humphrey and Wilson.

P387 Dispensation Considerations

None received.

P388 Declarations of Interest

None received.

P389 Confirmation of Minutes

The minutes of the meeting held on 27th October 2021 were agreed as a true record of the meeting.

Proposed: Councillor Roberts

Seconded: Councillor Sismey

Vote: **Carried**

P390 Public Questions

Members of the public voiced their concerns regarding application 21/02045/FUL at Marsh Farm.

P391 Previous Differing Planning Decisions

21/01794/FUL 43 Hullbridge Road

Change of use from a fish wholesaler to a multi-functional facility providing a coffee shop/deli/wine bar (Class Use E(b)).

SWFTC Planning Committee had No Objections and CCC Refuse

It was noted that Councillor Sismey obtained clarification of the planning permission regulations for the conversion of garages and found that planning permission is not normally required to convert an attached garage to residential accommodation in connection with the adjoining dwellinghouse. However permission would be required in any of the following circumstances:

- Permitted development rights to convert garages were removed when permission for the house (or other extensions) was granted. This is common in circumstances where the garage is needed to ensure there is sufficient off-street parking for the property.
- The conversion results in a significant alteration to the appearance of the property (this isn't usually the case if garage doors are simply replaced with a matching wall and window).
- The property is listed.
- The converted garage would be used as a separate unit of accommodation, or other purpose.

Permission may also be required if the conversion results in a physical enlargement of the property.

Every circumstance can be different so residents considering converting their garage may benefit from Chelmsford City Council's planning advice service in order that the planning history and the details of the proposed conversion can be taken into account and bespoke advice given.

P392 Current Planning Applications and SWFTC Decisions
21/02045/FUL Marsh Farm Visitor Attraction, Marsh Farm Road
 Change of use of land and buildings to a dinosaur based educational attraction (F1/F2)

The Planning Committee of South Woodham Ferrers Town Council agreed that it **OBJECTS** to this application with the following concerns:-

- South Woodham Ferrers Town Council believes that the Visitor Attraction site in the centre of a Country Park adjacent to a SSSI which is overlooked by a popular scenic public footpath along the sea wall and approached by a narrow lane with no footpaths is inappropriate given that the reason of the attraction is to attract mass numbers of visitors and cars and to support high volume retail businesses. For this reason we believe that Chelmsford City Council should use the planning legislation and Essex County Council use its powers as Landlord to constrain the use of the site.
- This application for the change of use is designed by the applicant's own figures to attract a further 40,000 vehicles a year and thereby increase disruption to the local residents. Councillors already get complaints regarding the difficulty of driving out of the roads into Inchbonnie Road between Marsh Farm Road and Ferrers Road.
- The noise generated by the site will increase.
- We do not believe the purpose of the change of use is educational but to increase footfall and therefore extra business to the other businesses on the site.

- The site is in a flood zone and the sea wall to the south of the site is overtopped most years. Clearly this could lead to a sea wall breach and a very serious flood. The Visitor Attraction flood evacuation plan was last updated in 2015 and it is not clear whether it is properly staffed or ever rehearsed.
- Emergency vehicles have recently required access to the River Crouch via Marsh Farm Road and it is clear that this would have been greatly impeded if this had occurred at busy entry or exit times from the Visitor Attraction.

The planning committee therefore believe that this application should be refused, however if Chelmsford City Council is minded to grant the application we believe that the use that is permitted should be Class F1(a) and that the hours of use should be restricted to between 10.00 a.m. and 5.00 p.m.

21/02068/FUL 171 Hullbridge Road

Construction of 8 self-contained residential flats with formation of access. It was agreed that the Planning Committee has **NO OBJECTIONS** to this application.

21/02094/FUL 1 Arlington Square

Demolish conservatory and construct single storey rear extension. It was agreed that the Planning Committee has **NO OBJECTIONS** to this application.

21/02147/FUL 41 Downleaze

Single storey side & rear extension. Front porch extension & addition of bay window to front elevation. Part garage conversion including raising of the roof to the rear & addition of rooflight
It was agreed that the Planning Committee has **NO OBJECTIONS** to this application.

21/02062/FUL 13 Carron Mead

Demolish conservatory and erect a single storey rear/side extension. Conversion of garage to habitable accommodation and alterations to existing fenestration.
It was agreed that the Planning Committee has **NO OBJECTIONS** to this application.

21/02162/FUL 10 Bushy Close

Single storey rear extension with 2 roof windows. Part garage conversion with pitched roof.
It was agreed that the Planning Committee has **NO OBJECTIONS** to this application.

21/05270/FUL 1 Bickerton Point

T5 - Norway maple - front garden - Crown reduction by 1 - 2 metres.

Reason: Tree surgeon has recommended works and the tree is dropping branches, concerns for those walking past.

The Planning Committee of South Woodham Ferrers Town Council

OBJECTS to this application and believes this to be inappropriate work to a healthy tree and needs more professional consideration.

21/05267/TPO 30 Pintolls

T1 - Silver Birch - cut back to previous pruning points approximately 2 to 2.5m. Reason: maintain tree at a reasonable size for its location and allow more light/space

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

14/00830/S73/1 Sainsburys, Burnham Road

Description of works: Variation of Condition 11 to approved application 14/00830/S73 (Variation of condition 28 to approved planning application 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.) to extend the opening hours. To extend the opening hours of the foodstore.

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

P393 Bushy Hill 20/00856/OUT, APP/W1525/W/20/3266141

It was noted that this appeal was dismissed.

P394 11 Blackwood Chine 20/05243/TPO, APP/W1525/TPO/W1525/8345

It was noted that this appeal was dismissed.

P395 Solar Farm Development Supplementary Planning Document (SPD) Feedback and Proposed Changes

The amended and agreed Solar Farm Development SPD attached to the agenda was noted.

P396 Tree Warden Scheme

This position was offered to members of the planning committee with confirmation that Councillor John should remain in this position.

P397 Report to Council

No items to report to Council.

P398 Media Coverage

No media coverage required.

P399 Next Meeting

The next meeting was agreed to commence on 22nd December 2021 at 7.30pm unless there are too few planning applications to warrant holding a meeting in which case comments to planning applications during

EK

December will be submitted after a decision by the Town Clerk. The following Planning Committee meeting was agreed to commence on 26th January 2022.

There being no further business to discuss the Chairman closed the meeting at 8.39pm.

Signed
Chairman of the Meeting

Date: 26th January 2022