

**SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE**

MINUTES of a Meeting held on Wednesday 30th March 2022
at 6.30 p.m.
at Champions Manor Hall

Present:

Councillor Roberts as Chairman

Councillor Shearring	Councillor Wilson
Councillor Humphrey	Councillor O'Brien
Councillor Humphrey	Councillor Eley
Councillor Sismey	

In attendance: Town Clerk Assistant.

P440 Apologies for Absence

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

P441 Dispensation Considerations

None received.

P442 Declarations of Interest

None received.

P443 Confirmation of Minutes

The minutes of the meeting held on 23rd February and 8th March 2022 were agreed as a true record of the meeting.

Proposed:	Councillor Roberts
Seconded:	Councillor Shearring
Vote:	Carried

P444 Public Questions

No members of the public were present.

P445 Previous Differing Planning Decisions

22/05002/TPO 10 Kings Way

G1 - x2 Ash - rear garden. Reduce overall height of both trees by 5m, cutting back to suitable growing points and removing all deadwood.
Reasons: trees do not appear to have been maintained for some time.
SWFTC Planning Committee had No Objections and CCC Refused Permission

22/00022/FUL Bushy Hill, Edwins Hall Road

Retrospective application for the siting of a mobile home to provide accommodation for security guard.
SWFTC Planning Committee had No Objections and CCC Refused Permission

P446 Current Planning Applications and SWFTC Decisions

22/00405/FUL 4 Brickfields Road

Change of use of the existing doctors surgery to a five bed HMO at ground floor level.

It was agreed that the Planning Committee **OBJECTS** to this application with the following concerns: -

the extra development of the ground floor to an H.M.O. in addition to the other floors provides too little parking, bicycle provision, refuge storage and communal areas. There appear to be too many bedrooms on the ground floor considering the space given to communal areas.

22/00286/FUL 31 Hamberts Road

Single storey front extension.

It was agreed that the Planning Committee has **NO OBJECTIONS** to this application however do have concerns regarding the wall of the porch being directly on the boundary since the neighbouring property has an adjoining roof to their weather protected entrance area.

22/00519/FUL 43 Hullbridge Road

Change of use from a fish wholesaler to an eat in restaurant and providing takeaway foods (Class Use E(b)).

It was agreed that the Planning Committee **OBJECTS** to this application with the following concerns: -

- . inappropriate development in a residential area
 - . noise nuisance in a residential area
 - . disruption and increased highway/ parking issues to local residents
- with regard to a more detailed report being :

Paragraph 126 of The National Planning Policy Framework (NPPF) states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

According to policy DM29 of the Local Plan, development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing. Development must also avoid unacceptable levels of polluting emissions unless appropriate mitigation measures can be put in place and permanently maintained.

The application plot is surrounded by residential dwellings on all sides. The customer activity resulting from the proposed use inside and outside of the application premises would create an unacceptable level of activity taking place in immediate proximity to the residential properties and would lead to harm being cause to the living conditions of the occupiers, with particular regard to noise and disturbance. The kitchen odour and fumes would in particular disadvantage the adjacent properties No 45 and 41.

The inevitable noise and nuisance associated with the running of the proposed mixed type drinking and eating establishment and customer activity positioned on a mainly residential street would result in detrimental impact on the living environment of the nearby residents. This would be contrary to aims of policy DM29 of the Local Plan and aspirations of the NPPF to create better places to live in and work

22/00130/FUL 15 Butterbur Chase

Conversion of garage to habitable space.

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

P447 Maldon District Council – Call for Sites Consultation

It was noted that the clerk submitted the committee’s response by the deadline.

P448 Maldon District Council – SCR/MAL/22/0128

To note that due to the time schedule the clerk submitted a response as attached to the agenda for the screening opinion to the existing flood defence embankment.

P449 Report to Council

Our response to Maldon District Councils “Call for Sites Consultation”.

P450 Media Coverage

None.

P451 Next Meeting

The next meeting was agreed to commence on 27th April 2022 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 6.55pm.

Signed

Chairman of the Meeting

Date: 27th April 2022