

**SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE**

MINUTES of a Meeting held on Tuesday 31st May 2022
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor A Shearring as Chairman
Councillor S Wilson as Vice-Chairman

Councillor A Humprey	Councillor D Eley
Councillor M O'Brien	Councillor J Birch
Councillor K Bentley	Councillor M Sismey
Councillor D Thompson	Councillor P Ferry
Councilor J Miller	

In attendance: The Acting Town Clerk, Officer and 16 members of the public.

PE01 Apologies for Absence

Apologies of absence were received and accepted from Councillors Roberts and John.

PE02 Dispensation Considerations

None received.

PE03 Declarations of Interest

None received.

PE04 Confirmation of Minutes

The minutes of the Environment meeting held on 20th April 2022 were agreed as a true record of the meeting.

Proposed: Councillor Bentley
Seconded: Councillor Eley
Vote: **Carried**

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

Proposed: Councillor Sismey
Seconded: Councillor Birch
Vote: **Carried**

PE05 Public Questions

16 members of the public were present who voiced many concerns regarding application 22/00721/FUL as circulated prior to the meeting.

PE06 Budgetary Position

The budgetary position as of 25th May was noted.

PE07 Chairmans Update

Councillor Shearring gave a verbal update on the new Planning and Environment Committee.

PE08 Terms of Reference

To propose that the Terms of Reference changes are recommended to Council on the 21st June 22.

Proposed: Councillor O'Brien

Seconded: Councillor Thompson

Vote: Carried

PE09 Previous Differing Planning Decisions

22/00519/FUL 43 Hullbridge Road

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

SWFTC Planning Committee Objected and CCC Permitted

PE10 Current Planning Applications and SWFTC Decisions

22/00793/FUL 50 Leighlands Road

Convert and extend the garage to create additional ground floor habitable accommodation with a ramped access.

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

22/00814/FUL 18 Bandhills

Two storey front extension. Part single and part two storey side extension. Part first floor, part single storey rear extension. Garage conversion to habitable area. Alterations to fenestration to form Juliet balcony to rear.

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

APP/W1525/W1525/8802 18 Anchors Reach

T12 - Oak Tree - Boundary of 18 Anchor Reach and 46 The Spinnaker - Prune by 3m - Reason - Safety problem for children, falling branches and sharp debris falling from the tree with the tree branches are also becoming very close to the roof of the property. The pigeons in the tree cause an excrement problem on the ground below.

The Planning Committee noted the appeal.

22/00876/FUL 13 Freemantle Close

Single storey rear extension, garage conversion with link and matching flat roof.

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

22/05057/TPO 49 Broughton Road

Oak (T3) – a crown reduction of 5m since the tree blocks out sunlight and is too tall for its situation with the lower branches over hanging into other gardens.

It was agreed that the Planning Committee has **NO OBJECTIONS** to this application but suggest a reduction of 4m.

22/00649/FUL 200 Inchbonnie Road

Two storey front extension to link house with garage for entrance and additional bedroom above.

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

22/00779/FUL Guys Farm Road

Single storey rear extension.

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

22/00845/FUL 109 Celeborn Street

Two storey side and rear extension.

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

22/00900/ADV 73-79 Cutlers Road

5 no. non illuminated fascia signs.

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

22/00612/FUL 4 Knole Close

First floor side extension.

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

22/00721/FUL 14 Creekview Road

Construction of 6 dwellings. Alterations to the existing pond and new playground area.

The key reasons for the refusal of the previous application 20/02055 (for 8 houses) also apply for this application:

The proposed application would result in a 45% net loss in biodiversity across the site. This can only be mitigated by offsite compensation which goes against the principles of the mitigation hierarchy. The offsite compensation would not overcome the significant harm to biodiversity that would be caused by the proposal.

The layout of the proposed development would result in significant harm to biodiversity. This harm could not be avoided through any of the mitigation options as set out in the mitigation hierarchy which has not been correctly followed. The proposal would therefore fail to comply with the requirements of Policy DM16 of the Local Plan and the NPPF.

The proposal would remove protected and non-protected trees from the site. It proposes to plant some new trees in their place. The replacement

planting is based numerically and would not compensate for the value provided by the existing trees which will take many years to replace. Fourteen of the trees are proposed in rear gardens. There is no guarantee of successful tree retention when planting occurs within private amenity spaces. The trees also have the potential to impact future liveability for future residents which could result in pressure to remove them. The additional requirement for replacement planting for the protected trees which has also not been addressed adequately.

The proposed development of the site results in conflicts and creates a poor relationship with retained mature trees. The tree loss cannot be adequately compensated for either. The development therefore would be contrary to DM17 of the Chelmsford Local Plan and the aims of the NPPF to retain existing trees.

The changes to the pond would have a drastic effect on existing wildlife.

The area is a green space of importance to local residents.

There is considerable opposition from local residents.

The area was specifically left free of building in the design brief for the area by the then planning authority Essex County Council because of its value as open space and wildlife benefit.

It was agreed that the Planning Committee **OBJECTS** to this application.

PE11 National Grid Pylon Consultation

Proposal that Councillor O'Brien would produce a report for submission by an officer by the deadline of the 16th of June 2022.

Proposed: Councillor Birch
Seconded: Councillor Thompson
Vote: **Carried**

PE12 Items Noted:

- The licence for the gateway planters has been approved and received. The gateway planters and hanging baskets are in place 24th May 2022.
- The Planning & Environment officer has spoken to Essex Wildlife Trust regarding a list of interested residents for volunteering opportunities on the Fenn which is ongoing.
- School Zones consultation is outstanding.
- Town sign competition – Councillor Humphrey is to work on the ongoing project to be brought to committee at a later meeting.
- The replacing of the fencing on the Fenn was completed on 19th May 2022.
- The committee members were invited to meet at the Garden of Remembrance to select the locations of the new columbaria on 26th May 2022.
- The Woodham Fenn report attached to the agenda.
- Update from Rob Haworth ECC ranger regarding Environment Agency/ Marsh Farm country park report attached to agenda.

Going forward from July 2022 Rob Haworth, the ECC ranger will be providing the committee with a bimonthly update report on Marsh Farm.

PE13 Public Transport

The proposal that Councillor Humphrey responds to John Whittingdale MP to continue to pressure for an increased train service on the Southminster branch line and the possibility of funding for better access at Wickford train station under the "Access for All" scheme.

Proposed: Councillor Thompson

Seconded: Councillor O'Brien

Vote: Carried

PE14 Invitation from Lidl

A proposal that a "Teams" meeting be arranged between Councillors and Lidl after receiving the email invitation.

Proposed: Councillor Humphrey

Seconded: Councillor O'Brien

Vote: Carried

PE15 Climate & Ecological Emergency Focus Group

Councillor Bentley gave an update of recycling ideas with a suggestion that there be an item on the next agenda to discuss the possibility of hosting a recycling open day at Champions Manor Hall.

PE16 Report to Council

- National Grid Consultation response submission.
- Lidl interest and "Teams" meeting.
- Update on the Countryside and Bellway development North of Burnham Road.

PE17 Media Coverage

- Correspondence pressure for an increased train service on the Southminster branch line together with the "Access for All" scheme at Wickford to help commuter residents.

PE18 Next Meeting

The next meeting was agreed to commence on 28TH June 2022 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 9.25pm.

Signed

Chairman of the Meeting

Date: 28th June 2022