

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

**MINUTES** of a Meeting held on Tuesday 28<sup>th</sup> June 2022  
at 7.30p.m.  
at Champions Manor Hall

**Present:**

Councillor S Wilson as Acting Chairman

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

In attendance: an Officer and two members of the public.

**PE19** It was proposed that the Vice Chairman acts as Chairman in his absence.

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

**PE20 Apologies for Absence**

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

**PE21 Dispensation Considerations**

None received.

**PE22 Declarations of Interest**

None received.

**PE23 Confirmation of Minutes**

The minutes of the Environment meeting held on 31<sup>st</sup> May 2022 were agreed as a true record of the meeting.

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

**PE24 Public Questions**

2 members of the public were present who voiced many concerns regarding application 22/01050/FUL.

**PE25 Budgetary Position**

The budgetary position as of 22<sup>nd</sup> June was noted.

**PE26 Movement of Agenda Item**

Proposal to bring forward agenda item 10 - Planning Applications, with application 22/01050/FUL being the first considered.

**Proposed:** Councillor Thompson

**Seconded:** Councillor Ferry

**Vote:** Carried

**PE27 Current Planning Applications and SWFTC Decisions**

**22/01050/FUL Banstead, Old Wickford Road**

Retrospective planning application for the construction of a rear garden outbuilding.

It was agreed that the Planning Committee **OBJECTS** to this application on the grounds that in conjunction with application 20/00920/FUL it is over development and not in keeping with both the Local Plan and Neighbourhood Plan.

**22/00988/FUL 23 Blackwood Chine**

Demolition of the existing conservatory with a single storey rear extension, replacing the ground floor side window with French doors and internal alterations.

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

**22/01060/FUL 93 Hamberts Road**

Two storey rear extension, first floor extension over existing garage and link extension between the existing house and garage. Alterations to existing fenestration and material changes to existing walls and roof.

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

**14/00984/S73/22 SWF Connect, Burnham Road**

Description of works: Removal of condition 3 of the approved application 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 treatments and fuel tanks). For removal of HGV fuelling and reduced canopy with internal changes to the forecourt). To allow the site to operate on a permanent 24 hour basis.

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

**22/001169/CUPAQ Land North of Communications Station Bushy Hill**

Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from agricultural buildings to 1 dwellinghouse (Class C3).

It was agreed that the Planning Committee believe that this landscape is inappropriate for the disturbance caused by occupation as a dwelling house and that a **FULL PLANNING APPLICATION** should be considered.

**APP/W1525/TPO/W1525/8275 12 Blackwood Chine**

T2, T3 and T4 Horse chestnut trees - located in adjoining gardens - crown reduce by up to 7m - Reason: Causing excessive shading. (to note appeal). It was agreed that the Planning Committee has **NO OBJECTIONS** to this application but suggest a reduction of 4m.

The Planning Committee **NOTED** this appeal.

**PE28 Dealing with Planning Applications**

The proposal to publicise and encourage residents to access the Chelmsford City Council planning applications webpage to sign up for e-mail alerts to applications in their area and also publicise a link to our agenda together with reminding residents that we are not the Planning Authority.

**Proposed:** Councillor Humphrey

**Seconded:** Councillor Eley

**Vote:** Carried

**PE29 Differing Planning Permissions**

**22/00649/FUL 200 Hullbridge Road**

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

*SWFTC had No Objections and CCC Refused*

**22/00405/FUL 4 Brickfields Road**

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

*SWFTC had Objected and CCC Permitted*

**PE30 22/00007/REFUSE – 20/02055/FUL**

The appeal for this application was noted.

**PE31 Focus Group for the New Developments North of South Woodham Ferrers**

It was proposed to form a focus group consisting of Councillor Birch and Councillor Wilson with the option for any member to join.

**Proposed:** Councillor Humphrey

**Seconded:** Councillor Birch

**Vote:** Carried

**PE32 Items Noted:**

- The Acting Town Clerk arranged a Teams meeting between all Councillors and Lidl 19<sup>th</sup> July 14.30pm – 15.00pm.
- Councillors Shearring and O'Brien received confirmation from the National Grid Pylon Consultation regarding our submission.
- Woodham Fen report as attached to the agenda.
- Next litter pick being 24<sup>th</sup> July.
- Next Climate & Ecological meeting to be held 4<sup>th</sup> July 7.30pm.

**PE33 Exterior Container for Air Cadets at Creekview Road**

This application is for landlord consent. It was proposed that the Air Cadets obtain planning permission and then bring this item back to committee.

**Proposed:** Councillor O'Brien  
**Seconded:** Councillor Birch  
**Vote:** **Carried**

**PE34 Public Transport**

Councillor Humphrey updated committee with her continued pressure to John Whittingdale MP 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.

**PE35 Report to Council**

The formation of a focus group to deal with new development applications North of the Burnham Road.

**PE36 Media Coverage**

Publicise the Chelmsford City Council planning webpage to find planning applications and reminding residents that we are not the Planning Authority.

**PE37 Next Meeting**

The next meeting was agreed to commence on 26<sup>th</sup> July 2022 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 9.11pm.

Signed .....  
Chairman of the Meeting

Date: 26th July 2022