

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

MINUTES of a Meeting held on Tuesday 30th August 2022
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor A Shearring Chairman
Councillor S Wilson Vice-Chairman

Councillor J Miller
Councillor M O'Brien
Councillor K Bentley
Councillor D Thompson

Councillor D Eley
Councillor P Ferry
Councillor A Humphrey

In attendance: 2 members of public

PE54 Apologies for Absence

Apologies of absence were received and accepted from Councillors Birch Roberts and Sismey.

PE55 Dispensation Considerations

No dispensations received.

PE56 Declarations of Interest

No declarations of interest received.

PE57 Confirmation of Minutes

The minutes of the Planning and Environment meeting held on 26th July 2022 were agreed as a true record of the meeting.

Proposed: Councillor O'Brien

Seconded: Councillor Thompson

Vote: **Carried**

PE58 Public Questions

Two members from the Scouts Group attended for Item 11 1st Woodham Ferrers Scout Group. Councillor Shearring requested that Item 11 be moved to the following item.

Proposed: Councillor Wilson

Seconded: Councillor Humphrey

Vote: **Carried**

PE59 1st Woodham Ferrers Scout Group

Scouts Group representatives wanted to consult with SWFTC, who are landlords for the land their Scouts Hut sits on. They wish to upgrade by extension or rebuilding of the hut which is 30 years old and has reached the end of its life. It was thought that the existing lease has around 25

years remaining. This is a big project and that they would be using architects and seeking sponsors for the project.

Councillors discussed the request and advised that the Scout group check the lease. The Acting Town Clerk to confirm the committee to discuss this item in the future.

PE60 Budgetary Position

The budgetary position as of 21st August 2022 was not agreed

PE61 Previous Planning Decisions and Appeals

None currently. Any decisions and appeals will be circulated with the next Planning & Environment agenda 27/9/2022.

Councillor Shearring informed committee there were no slides and he will send comments to Chelmsford City Council on SWFTC behalf.

PE62 Planning Applications

22/01298/FUL 210 Hullbridge Road

No Objections & no comments

Update included previous planning for more houses rejected by CCC. This was for 3 4 bedroomed houses with 2 parking spaces each. Houses for owners' family.

22/01305/FUL 32 Hamberts Road

No Objections & no comments

Updated stated neighbours had a double-story front extension. At least 2 parking spaces remained.

Does not impact on neighbours. Entrance to garage might be compromised but not a problem for owners to rectify

22/01399/FUL 2 Bree Hill

No Objections & no comments

Update included precedent set several properties in area had similar

22/01368/FUL 26 Clements Green Lane

No Objections & no comments

To note garage also being converted.

22/01329/FUL 13 Willow Grove

No Objections & no comments

Looks very nice. Side window obscured so does not impact neighbour who has similar

22/015103/TPO Block 18-59 Bucklebury Heath

No Objections & no comments

22/05119/TPO 11 Blackwood Chine

No Objections & no comments

CCC refused permission in 2020 & 2021. Owner consulted with CCC before submitting this request.

22/05118/TPO 8 Anchor Reach

No Objections & no comments

Previously refused in 2010 by 1 1/2m and 2016 by 3m. ASA suggested 2m. DE advised that she had similar done to an oak in her garden and grown nearly a metre this year

22/05117/TPO 8 White Tree Court

No Objection & no comments

Previously done in 2009 & 2015

22/05130/TPO 18 Butterbur Chase

No Objection & no comments

Owner had taken advise from a tree surgeon

PE63 Cornerstone

Councillor Shearring advised committee this was for information and no comment or response required until the planning application has been submitted to Chelmsford City council. Acting town clerk to update as necessary.

PE64 Active Travel Directory

Councillor Bentley update and advised a useful reference document for the future for Neighbourhood Plan or future projects. Cllr Thompson queried the link. Councillor Bentley advised to google "eatf handbook complete digital 10" to access.

PE65 CCC Retail Study

Cllr Shearring updated that he and Cllr Eley attended this via zoom with CCC consultants Nexus. Nexus had not consulted the Neighbourhood Plan; they stated low non-occupancy rate and that they were surprised that there was no community centre in town. Cllr Eley added she felt it was a tick box exercise and that they acknowledged her comments that there were no secure cycle parking facilities in SWF and that residents had to cross 40 Mile an hour to access Compass Gardens and Saltcoats Park from Town Centre.

PE66 Items to Note

The following items were noted

- Woodham Fenn report August 2022 to be circulated at the meeting.
- The next Climate & Ecological meeting is scheduled for 26th September 2022.
- Chelmsford Local Plan Consultation. The final version is now available for residents to view on Chelmsford City Council website. All councillors have been sent a copy and the first working party meeting was Tuesday 23rd August 2022.
- Clements Green Lane, Hullbridge Road and Hither Blakers, South Woodham Ferrers - Concerns raised regarding obstructive and dangerous parking on Clements Green Lane. The Warwick Parade car park is at times congested with vehicles overflowing onto local roads causing an obstruction and congestion. Therefore, it has been proposed that 'No Waiting at Any Time' restrictions and 'No Waiting

Mon-Sat 8am-6pm' be introduced. This will improve sight lines for all road users at the junction, better facilitate the passage of traffic and enforce the Highway Code.

- Update on Fenn projects - EWT are getting a contractor they use regularly who is cheaper than other contractors and is very reliable to quote for the mound work. With regards to the project to improve the grassland areas, they have been looking into the HLS prescriptions to make sure they are compliant and it states that we cannot re-seed the HLS grassland areas. The HLS scheme at present expires in November 2023. Therefore, EWT will be unable to carry out the grassland improvement work on the two meadows at the moment.

Once I have the quote for the mound work, including the costs of the sand etc EWT will inform the Town Council.

PE67 Projects 2022/2023

Various projects were discussed for the town centre, John Cox and Champions Manor Hall. These will be discussed further at the next meeting on 27/9/2022.

PE68 RCCCT Meeting

Cllr Shearring stated that there had been no meeting since previous Committee meeting. The next RCCCT meeting is on 20th September 2022 where he would be asking questions in respect of the Coastal path from Wallasea to Burnham and Battlesbride to Hullbridge/SWF

Cllr Shearring to attend a Water Safety Meeting on 5th September 2022 in respect of concerns of water safety for free swimmers.

PE69 Report to Council

No items to report to Council

PE70 Media Coverage

No items for media coverage

PE71 Next Meeting

The next meeting of the Planning & Environment Committee will be on 27th September 2022 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 9.00pm.

Signed
Chairman of the Meeting

Date: 27th September 2022