

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

**MINUTES** of a Meeting held on Tuesday 27<sup>th</sup> September 2022  
at 7.30p.m.  
at Champions Manor Hall

**Present:**

Councillor A Shearring Chairman  
Councillor S Wilson Vice-Chairman

Councillor K Bentley  
Councillor D Thompson  
Councillor P Ferry

Councillor D Eley  
Councillor J Birch

In attendance: Acting Town Clerk.

**PE72 Apologies for Absence**

Apologies of absence were received and accepted from Councillors John, Roberts, Humphrey, O'Brien and Sismey.

**PE73 Dispensation Considerations**

None received.

**PE74 Declarations of Interest**

None received.

**PE75 Confirmation of Minutes**

The minutes of the Planning and Environment meeting held on 30<sup>th</sup> August 2022 were agreed as a true record of the meeting.

**Proposed:** Councillor Eley

**Seconded:** Councillor Bentley

**Vote:** **Carried**

**PE76 Public Questions**

No members of the public were present.

**PE77 Budgetary Position**

It was noted that the budgetary position will be updated for the Finance & Projects meeting on the 11th of October 2022.

**PE78 Previous Planning Decisions and Appeals**

**22/01399/FUL 2 Bree Hill**

First Floor Rear Extension

*SWFT Planning Committee had no objection and CCC Refused.*

**22/05103/TPO Block 18 To 59 Bucklebury Heath**

G1- 4 x Silver Birch - Reduce by up to 2.5m, back to suitable cut points - Reason - To maintain shape/size, due to encroaching on buildings and to promote healthy growth; G2- 2 x Silver Birch - Reduce by up to 2m, back to suitable cut points - Reason - To maintain shape and size as new growth now touching buildings.; G3- 3 x Cherries - Reduce by up to 1.5m - Reason - To maintain size and shape and reduce contact with building.  
*SWFTC had No Objections and Application Withdrawn.*

**PE79 Planning Applications**

**22/05141/TPO 23 Reynolds Gate**

(T1) Oak - 2m Crown Reduction - Reason: 3-year prune to keep on top of maintenance

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

**22/05111/TPO 4 Anchor Reach**

T2 & T3 - Oak - Lateral branch reduction by 3-4m, height reduction of 4-5m - Reason - Blocks light from the garden, leaves block gutters and concern branches will break and damage property.

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

**22/05144/TPO 40 The Spinnaker**

T11 - Oak - Front garden - Crown reduction up to 2.5 metres, cut weak, dead and crossing branches, leaving a natural shape and prune back from property. Reason: To reduce growth back from property which affects natural light and will soon cause damage. To remove overhanging, low branches into the road.

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

**22/05139/TPO 10 Kings Way**

G1 - Ash (Marked Tree 1 on Map) - Fell - Reason: Tree has infection, killing the tree and spreading to adjacent specimens. Should it fail the ensuing damage could be considerable.

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

**22/00696/FUL Marsh Farm Visitor Attraction, Marsh Farm Road**

Retrospective application for the laying of concrete bases for railways track and amusement rides. Installation of electronic gates, floodlights and engineering works to form earth bunds.

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

**22/01670/FUL 11 Drywoods**

Single storey rear extension and internal alterations.

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

**22/01614/CUPAQ Land North Of Communication Station At Bushy Hill, Edwins Hall Road**

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.

**22/01651/FUL 24 Willow Grove**

Retrospective application for the construction of a timber outbuilding.

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

**22/01586/FUL 16 Leeward Road**

Conversion of part of car port to kitchen

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

**22/05147/TPO 13 Thornborough Avenue**

T2 - Oak - Side prune lateral spread by up to 1m and remove any deadwood - Reason: Good arboricultural practice.

It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application but would like to have it noted that the tree in question is actually T1 not T2 as stated on the application.

**22/00721/FUL Land Adjacent 14 Creekview Road**

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

It was agreed that the Planning and Environment Committee of South Woodham Ferrers Town Council still **OBJECT** to this application on the all the previous grounds with the additional points:

The addition of an aerator to the pond is materially changing the pond from a natural feature to a more ornamental one and should not be allowed.

The pond is being moved to try accommodate the development and as a natural pond it should stay where it is naturally located.

The placing of a play area next to the pond is unsafe for young children and should not be allowed.

The pond needs to remain in its natural setting.

**PE80 Items to Note**

The below items were **NOTED**

- Woodham Fenn report September 2022 to be circulated at the meeting.
- The next Climate & Ecological meeting is scheduled for 26<sup>th</sup> September 2022.

- Chelmsford Local Plan Consultation. The final version is now available for residents to view on Chelmsford City Council website. Deadline for submissions has been extended to 20<sup>th</sup> October 2022.

### **PE81 To Approve Chelmsford City Council Local Plan Issues and Options Documents - Consultation Submission**

Thanks were expressed to the working party for their work on the response prepared. Once the response has been proofread, it will be submitted to Chelmsford City Council.

Proposal: Councillor Thompson

Seconded: Councillor Bentley

**Vote: Carried**

### **PE82 Projects 2022/2023**

Committee discussed any projects that would like to recommend to the Finance and Projects Committee on the 4<sup>th</sup> of October 2022. It was agreed that any substantial projects would be given to the Finance & Projects committee to oversee. Smaller projects will be completed by the Planning & Environment committee.

- John Cox Wood – already discussed and suggested £50,000.00
- Sculpture Trail around the Green Necklace
- Museum of the Crouch Valley
- Fenn project

### **PE83 RCCCT Meeting**

This meeting is run from Rochford and representatives associated with the Crouch. Water safety was discussed regarding people accessing the river at Hullbridge with jet skis and causing possible danger. The Marine police & Harbour Master are aware. The police are actively looking at the slipway at Hullbridge side which is currently a public right of way open to all traffic but due to issues looking to change to a bi way going forward subject to permit with barriers & a bollard on Hullbridge side and a chain on SWF side as a deterrent. Looking to be regulated with a permit for use of river and a key for barrier.

Police are looking to get a Public Space Protection Order, a police power to do on the spot fines and acted by a Council. Police and yacht club members only have access from SWF yacht slipway.

Councillor shearing reported a problem with horse riders from a horse-riding school in Hullbridge riding around Marsh Farm and crossing Franklands fields. Horse riding is prohibited as there are signs. Residents have also complained as its illegal to ride horses on alleyways and pavements.

A group also cross the river once a year in all terrain vehicles which is a potential danger.

Presentation by Anglian Water who are looking to investing 21 million in the Crouch catchment area. Good ecological status by 2030. They confirmed

they are not statutory consultees. Councillors will be invited to the sewerage works. Water quality data is not Anglian Water responsibility.

Bird Aware Essex have two rangers who will be working full time in the Winter.

**PE84 School Zones**

Councillor Bentley requested this agenda item be visited at a later date and committee agreed this will be on the agenda for future consideration.

**PE85 Report to Council**

- The Issues and Options Consultation for the revision of the Local Plan together
- RCCCT report

**PE86 Media Coverage**

- The Issues and Options Consultation submission of comments will be on the website and the information boards are being placed at Champions Manor Hall from the 29<sup>th</sup> of September 2022 for the public viewing.

**PE87 Next Meeting**

The next meeting was agreed to commence on 25th October 2022 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 9.12pm.

Signed .....

Chairman of the Meeting

Date: 25th October 2022