

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

**MINUTES** of a Meeting held on Tuesday 25<sup>th</sup> October 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 J Miller  
Councillor A Humphrey

Councillor D Eley  
Councillor J Birch  
Councillor M Sismey  
Councillor M O Brien

In attendance: Acting Town Clerk and four members of the public.

**PE88 Apologies for Absence**

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

**PE89 Dispensation Considerations**

None received.

**PE90 Declarations of Interest**

Councillor Wilson declared a non-pecuniary interest in 46 Hullbridge Road South Woodham Ferrers.

Councillor Miller declared a non-pecuniary interest in 45 Carron Mead South Woodham Ferrers

**PE91 Confirmation of Minutes**

The minutes of the Planning and Environment meeting held on 27<sup>th</sup> September 2022 were agreed as a true record of the meeting.

**Proposed:** Councillor A Humphrey

**Seconded:** Councillor Bentley

**Vote:** **Carried**

**PE92 Public Questions**

Three members of the public addressed the committee regarding Town Farm Cottages Main Road. Councillor Shearring commented this was not within SWF boundary, but Chelmsford City Council had sent the planning application to the Town Council. Committee agreed to send comments to Chelmsford City Council.

One member of public commented about the current condition of the A132 road and their concerns regarding the Maldon planning application and South Woodham Ferrers current infrastructure.

**PE93 Budgetary Position**

The budgetary position as of 30 September 2022 was accepted.

**Proposed:** Councillor Shearring

**Seconded:** Councillor Eley

**Vote:** Carried

**PE94 Previous Planning Decisions and Appeals**

The following was noted.

**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.

*SWFTC had no objection and CCC Refused*

**PE95 Planning Applications**

**22/01737/FUL 2 Bree Hill**

First Floor Rear Extension and additional windows to side elevation (revision to scheme refused under 22/01399/FUL)

It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application as the applicant has made changes to their application as suggested by Chelmsford City Council.

**22/01644/FUL 28 Inchbonnie Road**

Single storey front extension and 1st floor rear extension.

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

**22/01664/FUL 39 Coburg Place**

Proposed Ground Floor Rear Extension with rooflight & Front Porch.

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

**22/01782/FUL 15 Connaught Drive**

Single storey rear extension and internal alterations.

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

**22/05157/TPO Land Fronting 38 To 108 Tallow Gate**

T1 - Spindle, T2 - Walnut, T3 & T7 - Oak, T4 & T5 - Hazel, T6 - Maple, G1 - 3x Mulberry, G2- 3x Plane - Crown Reduction and shape of up to 2.5m - Reason: To create clearance from buildings. Overhanging building and communal areas

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

**22/01844/FUL 23 Heralds Way**

Change of Use from a children's soft play area to a retail unit (Use Class E).

It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application as it complies with the Neighbourhood Plan and it will be a positive on the town to not have an empty unit.

**22/01808/FUL 45 Carron Mead**

Loft conversion including rear dormer and front facing roof windows. Internal alterations, alterations to rear ground floor windows and doors. It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application.

**22/01789/FUL 7 Winward Way**

Single Storey Front Infill Extension to Link Garage, with Roof Lantern. Part Garage Conversion & Raise Roof to create habitable space on first floor. It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application.

**22/01807/FUL 46 Hullbridge Road**

Demolition of existing office and construction of new office building and three flats. Alteration to existing access and associated works. It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application.

**PE96 Planning Application outside South Woodham Ferrers**

**22/01550/FUL Land Adjacent 2 Town Farm Cottages Main Road**

Construction of new dwelling, garage, driveway and formation of vehicular access with associated hard and soft landscaping. It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application.

**PE97 S106 Sainsburys Money**

The Acting town Clerk reported that Essex Highways had sent a third Schedule of works that was presently with a new design team and confirmed the South Woodham allocation of S106 monies is approx. £83,000. Councillors requested that the Acting Clerk ask about flexibility of chosen work, time schedules and a breakdown of costs.

**PE98 Car park sale for development**

The particulars for sale regarding the car park areas situated in town was **NOTED**.

**PE99 Maldon Development**

It was agreed Councillor Shearring would prepare and submit a response to Maldon District Council on behalf of South Woodham Ferrers Town Council with support from Councillor O Brien and Councillor Wilson. The final submission to be sent to all committee members.

**Proposed:** Councillor O Brien  
**Seconded:** Councillor Humphrey  
**Vote:** **Carried**

**PE100 Items to Note**

The following was **NOTED**

- Woodham Fenn report October 2022 to be circulated to committee when received.
- The next Climate & Ecological meeting is scheduled for 28<sup>th</sup> November 2022.
- The Town Council response to the Chelmsford Local Plan Consultation was submitted on 5<sup>th</sup> October

**PE101 RCCCT Meeting**

It was noted that the date of next meeting was 22<sup>nd</sup> November 2022.

**PE102 Report to Council**

- Maldon development

**PE103 Media Coverage**

- To thank all residents that commented on the Issues & Options consultation and Chelmsford city Council for providing us with a visual display at Champions Manor Hall.

**PE104 Next Meeting**

The next meeting was agreed to commence on 29th November 2022 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 9.02pm.

Signed .....

Chairman of the Meeting

Date: 29<sup>th</sup> November 2022