

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

MINUTES of a Meeting held on Tuesday 24th February 2026
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor S Wilson (Vice Chair)

Councillor A Shearring	Councillor D Thompson
Councillor I Roberts	Councillor P Price
Councillor F Knox	Councillor M Sismey

In attendance: Environment Officer, Councillor D Eley, Councillor K Bentley & three members of the public

PE-25-379 Apologies for Absence

Apologies for absence were **RECEIVED** and **ACCEPTED** from Councillor O Brien, Councillor P Ferry & Councillor J Birch
Absent Councillor A John

PE-25-380 Dispensation Considerations

None received.

PE-25-381 Declarations of Interest

None received.

PE-25-382 Confirmation of Minutes

The minutes of the Planning and Environment meeting held on 27th January 2026 were agreed as a true record.

Proposed: Councillor Roberts

Seconded: Councillor Knox

Vote: All in favour

PE-25-383 Public Questions

No public questions raised.

PE-25-384 Budgetary Position

The budgetary position as of 18th February 2026 was **NOTED**.

PE-25-385 Previous Planning Decisions and Appeals

Committee **NOTED** planning decision differences from Chelmsford City Council.

PE-25-386 Planning Applications

26/05001/TPO 38 Finchland View

T4 Oak - Located in rear garden of property - Crown reduction by 3m.
Reason: The current size of the tree would suggest, roots will soon be nearing foundations of the house.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

26/00084/CUPAMA Block 15 To 17A Reeves Way

Determination as to whether prior approval of the local planning authority is required for the change of use of Class E space to form eight apartments.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

26/00096/FUL 52 Overmead Drive

T4 Oak - Located in rear garden of property - Crown reduction by 3m. Reason: The current size of the tree would suggest, roots will soon be nearing foundations of the house.

The Planning and Environment Committee **COMMENTS** regarding this application: We have concerns about the accuracy of the plans and submitted documents as they contain factual errors. We feel this application may breach policy DM29 "loss of privacy through overlooking" but this may be mitigated by the use of coated/frosted glass.

At 19.49 3 members of the public left the meeting.

26/00025/FUL 1 Bandhills Close

T4 Oak - Located in rear garden of property - Crown reduction by 3m. Reason: The current size of the tree would suggest, roots will soon be nearing foundations of the house.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

26/00153/FUL 22 Willow Grove Finchland View

T4 Oak - Located in rear garden of property - Crown reduction by 3m. Reason: The current size of the tree would suggest, roots will soon be nearing foundations of the house.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

26/00169/FUL 60 The Spinnaker

T4 Oak - Located in rear garden of property - Crown reduction by 3m. Reason: The current size of the tree would suggest, roots will soon be nearing foundations of the house.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

26/00162/FUL 236 Hullbridge Road

T4 Oak - Located in rear garden of property - Crown reduction by 3m. Reason: The current size of the tree would suggest, roots will soon be nearing foundations of the house.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

PE-25-387 Connectivity Tool for Planning Applications

Committee received a report and update on the Connectivity Tool. <https://connectivity-tool-lite.dft.gov.uk/index> and was **NOTED**.

PE-25-388 Draft NPPF 2025 key Changes and implications for Chelmsford & South Woodham Ferrers Consultation

Committee received a report to summarise the government's proposed reforms to the National Planning Policy Framework (NPPF) and highlight the implications for Chelmsford and South

Woodham Ferrers (SWF), committee considered a response to the consultation (closing 10 March 2026)

Proposal: To make comments based on the committee report along with concerns that the framework risks becoming developer led over infrastructure led, the lack of requirements for infrastructure to be in place. Lead times for consultation has been reduced leading to further pressure on those wishing to lodge responses. The lack of any pressure on developers to use existing permissions and land banking. Attached appendix to minutes.

Proposed: Councillor I Roberts

Seconded: Councillor P Price

Vote: Carried 1 Against, 1 Abstained

PE-25-389 Essex Wildlife Trust – The Fen

Following a recent site visit to the Fen by Essex Wildlife Trust, Committee to confirm attendance and key discussion points for a team's meeting scheduled in March 2026. This meeting will review the current lease agreement and consider any other relevant matters.

Proposal: Councillor Wilson and Councillor Bentley to attend the meeting with Essex Wildlife.

Proposed: Councillor P Price

Seconded: Councillor S Wilson

Vote: All in favour

PE-25-390 Items to Note

Committee **NOTED** the following –

- The Town Council Essex County Council has announced the launch of the new Climate Action Plan 2025–2028, alongside the Annual Report 2024-2025.

The new Climate Action Plan sets out how Essex County Council will deliver against the county's sustainability ambitions over the next three years. It builds on initiatives already underway from previous plans, while introducing new actions beginning in the 2025 financial year.

The Annual Report highlights the progress made since the last reporting period, using data, updates and case studies to showcase achievements since the Essex Climate Action Commission's report, *Net Zero: Making Essex Carbon Neutral*, was published in 2021. It also looks ahead, outlining priorities and planned actions for the year to come.

- Chelmsford City Council conducted a sweeping and clearing of the roadway was completed in Tanners Way in February 2026.

- The Bus Grant 336 Sunday service has been submitted along with letters of support.
- The Environment Officer attended a Local Nature Recovery Partnership Workshop in Colchester on 23 February 2026.
- A litter pick with Trinity St Marys school has been scheduled for the 26 March 2026 during the Great British Spring Clean campaign March 13-29, 2026.

PE-25-391 Woodland Trees Project

Committee received a verbal update from the Environment Officer and considered the ongoing completion of the project.

Proposal: Councillor Shearring to arrange volunteers and commence planting on receipt of the planting plan has been received. Social media platforms to be used to source community volunteers.

Proposed: Councillor P Price

Seconded: Councillor S Wilson

Vote: All in favour

Proposal: To purchase 500 tree protectors for £142.50+vat as recommended from LBS. Budget allocation Tree works.

Proposed: Councillor S Wilson

Seconded: Councillor M Sismey

Vote: All in favour

PE-25-392 Pet Scattering Copse Project

Committee considered the report attached to the agenda.

Proposal: To recommend the project to the Finance and Projects Committee on 3 March 2026 following a consultation with the public and other stakeholders

Proposed: Councillor

Seconded: Councillor

Vote: All in favour

PE-25-393 John Cox

Committee received an update from the working party for the development and advancement of the John Cox project with revised quotations.

Proposal. To recommend the project to the Finance and Projects Committee on 3 March 2026 Quote A for £17,398.00 from Farm & Country.

Proposed: Councillor D Thompson

Seconded: Councillor F Knox

Vote: All in favour

PE-25-394 Policies

Committee reviewed the following policies for recommendation to Council of 24 March 2026

- Environmental Waste & Recycling Policy
- Biodiversity Policy

Proposal: To recommend both policies to Council on 24 March 2026, subject to an amendment in the Biodiversity Policy to include Buglife within the list of partner organisations.

Proposed: Councillor Roberts

Seconded: Councillor

Vote: All in favour

PE-25-395 Report to Council

- A new connectivity tool is available for planning applications.
- The committee has submitted comments to the Draft NPPF 2025 Consultation
- A meeting with Essex Wildlife will be arranged by the Town Clerk during March 2026.
- Tree planting at the John Cox recreation ground.

PE-25-396 Media Coverage

No media coverage.

PE-25-397 Next Meeting

The next meeting is to be held on 26 February 2026 at 7.30pm.

There being no further business to discuss the Vice Chair closed the meeting at 8.59pm

Signed

Date: 26th February 2026