

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

MINUTES of a Meeting held on Tuesday 31st March 2026
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor M O Brien (Chair)
Councillor S Wilson (Vice Chair)

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

In attendance: Environment Officer, Councillor D Eley, Councillor A Cash & three members of the public

PE-25-407 Apologies for Absence

Apologies for absence were **RECEIVED** and **ACCEPTED** from
Councillor Ferry

Absent Councillor A John

PE-25-408 Dispensation Considerations

None received.

PE-25-409 Declarations of Interest

None received.

PE-25-410 Confirmation of Minutes

The minutes of the Extra Ordinary Planning and Environment meeting held on 26th February 2026 were agreed as a true record.

Proposed: Councillor Shearring

Seconded: Councillor Price

Vote: All in favour

At 8.40pm Councillor A Cash joined the meeting

PE-25-411 Public Questions

Three Members of the public attended speaking on behalf of the SMOG- Stow Maries Action Group in relation to a possible planning application in Stow Maries.

PE-25-412 Budgetary Position

The budgetary position as of 25th March 2026 was **NOTED**.

PE-25-413 Previous Planning Decisions and Appeals

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

PE-25-414 Planning Applications

26/05041/TPO 20 Anchor Reach

T10 Lime - Reduction of 1.5m in height, and 0.5-1m in lateral growth. Reason - growing adjacent to a neighbouring garage and starting to rub/lean against the wall and roof, which could potentially lead to damage if the tree is kept unmanaged.

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

26/05040/TPO 13 The Spinnaker

T1 Ash - Crown reduction 3 to 4 metres. Reason - Concerns for potential branch failure, encroachment onto driveway, to suppress root growth and to reduce dampness, debris and moss build up.

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

26/00226/FUL 27 Broughton Road

Part garage conversion, ground floor internal alterations, enlarged opening to rear, new rooflights, and alterations to fenestration.

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

26/05049/TPO Block 96 To 102 Thornborough Avenue

T3 - London Plane -Re-Pollard at previous pollard points (approximately 3m reduction). Reason - General maintenance. To ensure the tree remains a suitable size for its location.

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

26/00247/FUL Fenn Farm Old Wickford Road

Two storey front extension. Two single storey rear extensions and first floor rear extension. Two part single storey, part two storey side extensions. Single storey front extension. Demolition of existing roof, new hipped roof with two front first floor extension and dormers. Alterations to fenestration and external alterations.

The Town Council does **NOT OBJECT** in principle, but requires robust conditions to ensure:

- Full compliance with Policy DM18
- No increase in flood risk
- No contamination or construction waste entering Fen Creek
- Appropriate SuDS and long term drainage management
- A CEMP that protects the watercourse throughout the construction period

26/00282/FUL 16 Longfield Road

Single storey side and rear extension

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

26/00162/TPO 3 Lettons Chase

T9 Silver Birch - Reduce height by 3m max, and sides by 1.5m. Reason: Grown too large for the confined space of garden and over hangs boundary fence.

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

26/00330/REM Land North of South Woodham Ferrers Burnham Road

Application for the approval of reserved matters (layout, scale, appearance, and landscaping) pursuant to outline planning permission 22/00311/OUT, comprising 190 residential dwellings (Use Class C3), internal roads, public open space (including children's play space and SuDS), allotments, and a pumping station, together with associated landscaping and car parking.

Committee considered the Briefing Overview – 26/00330/REM in which is a summary of the planning documents.

Proposal: For a working party to be formed open to all councillors in order to collate a response for the next meeting on the 28 April 2026 and for comments to be sent in to be collated.

Proposed: Councillor O Brien

Seconded: Councillor I Roberts

Vote: All in favour

At 20.22 three members of the public left the meeting.

PE-25-415 Greener Spaces for Stronger Communities – Local Nature Recovery Plan

Committee considered the report with regards to attendance of the Local Nature Recovery Meeting on the 23 February 2026 by the Environment Officer on water sampling and the WaterWise Scheme.

Proposal: Not to take part in the water sampling scheme which was offered to the Town Council by the Essex Rivers Trust

Proposed: Councillor O Brien

Seconded: Councillor A Shearring

Vote: Carried 1 Abstention , 1 Against

PE-25-416 The Fen

Committee received a report from Councillor Shearring updated on a meeting with Essex Wildlife Trust on 10 March 2026.

The Report was **NOTED**

PE-25-417 Items to Note

Committee **NOTED** the following –

- Asda management company have repaired maintained the planters and surrounding area in Guild Way.
- Missing bollards at the Eatery in Heralds Way are due to be replaced by Asda in March 2026.
- Decision Notice from Maldon District Council on planning application 25/00926/SOR.
- The response on the NPPF consultation was submitted on 26 February 2026.

- Collingwood School are interested to complete a litter pick on the 26 March 2026 along with Trinity St Marys School on the same day.
- A replacement litter bin has been ordered for the John Cox site
- As a result of a Public Enquiry, an application for a commercial development of up to 46,605sqm of mixed employment, logistics, storage and distribution uses (use classes E(g)(iii), B2, B8) supporting associated development, infrastructure and landscaping, either side of the A12 at Junction 18 was approved.
- The Environment Officer attended an online briefing on the 17 March 2026 about Development Net Gain in planning applications.
- 25/01703/FUL - Land at Hamberts Cottages Burnham Road South Woodham Ferrers Chelmsford: Demolition of 1 & 2 Hamberts Farm Cottages and redevelopment of the site to provide 8 x two bed flats in one three-storey block. Ancillary car parking and refuse area to the front, and open space to the rear. Application Refused.

PE-25-418 King Charles Footpath

- Committee received a report on the current situation on the footpath over Town Council owned land and the surrounding area.
- A commencement letter from Natural England was **NOTED**

PE-25-419 Garden of Remembrance

Committee considered the report around the type of scatterings offered at the Pet Scattering Copse, and the type of memorials and gate signs.

Proposal: To only consider the option of an unattended scatterings, with no member of staff present.

Proposed: Councillor Sismey

Seconded: Councillor Roberts

Vote: 4 In favour, 5 Against, 1 Abstention.

Not Carried. The Chair used his casting vote. Standing Order 3r.

Proposal: For both options of scatterings, with either staff attending or unattended, to be offered, until it is established which version is more used and practical to operate.

Proposed: Councillor Wilson

Seconded: Councillor Birch

Vote: Carried 2 against

Proposal: For option 2: For memorials with both options made available in 100mm of a paw and a slate heart.

Proposed: Councillor O'Brien

Seconded: Councillor Shearring

Vote: All in favour

Proposal: The draft version of the signs was **AGREED** and the gates to be ordered for the pet scattering copse.

Proposed: Councillor O'Brien

Seconded: Councillor Shearring

Vote: All in favour

Proposal: To recommend the project to the Finance and Projects Committee on 7 April 2026 Charges of £30.00 and £50.00 inc VAT for each type of scattering and for the plaques to be charged at £45.00 inc VAT for 5 years and renewal.

Proposed: Councillor O Brien

Seconded: Councillor Shearring

Vote: All in favour

Standing orders Standing Order 3.x was suspended to allow the meeting to exceed more than 2 hours.

Proposed: Councillor O Brien

Seconded: Councillor Birch

Vote: All in favour

PE-25-420 John Cox

- Committee **NOTED** the work completed at the John Cox pathway. This has been completed to encourage use over the existing pathway which is subject to flooding.
- Committee received plans for the tree planting plan for John Cox completed by Arborterra Ltd. Planting is scheduled for 8 April 2026 at 10.00am. Community volunteers have been requested, and a registration list is being completed.
- Committee **NOTED** the risk assessment for the John Cox Tree planting project.
- Committee considered options for signage for the John Cox site in relation to prohibiting overnight parking and motorbikes.

Proposal: To accept the recommendation of the tree planting plan and for the tree planting to take place on the 8 April 2026.

Proposed: Councillor O Brien

Seconded: Councillor Wilson

Vote: All in favour

Proposal: To install the proposed signs over at the John Cox, with a no Camper Van logo to be added in A3 size.

Proposed: Councillor O Brien

Seconded: Councillor Birch

Vote: All in favour

PE-25-421 Report to Council

- Litter picking completed by Collingwood and Trinity St Marys School on the 26 March 2026
- Planting of the trees to take place on the 8 April 2026
- Current works are due to be completed on the King Charles Footpath but have been delayed due to Essex County Council contractor delays for works on the Fen.
- A meeting was held with Essex Wildlife Trust on the future of the management of the Fen.

PE-25-422 Media Coverage

- The installation of the trees at John Cox, ensuring they remain protected and are not subject to any interference or tampering.

PE-25-423 Next Meeting

The next meeting is to be held on 28 April 2026 at 7.30pm.

There being no further business to discuss the Chair closed the meeting at 9.42pm

Signed

Date: 28th April 2026