

**SOUTH WOODHAM FERRERS TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES** of a Meeting held on Tuesday 30 January 2018  
at 7.00 p.m.  
at Champions Manor Hall.

**Present**

Councillor K Golding (in the Chair)

Councillor S Betteridge  
Councillor D Eley  
Councillor A John  
Councillor M O'Brien

Councillor J Birch  
Councillor P Ferry  
Councillor A Shearring

In Attendance: Deputy Town Clerk, Councillors Kelly and Roberts, Chelmsford City  
Councillor Hughes and 20 members of the public.

**P297 Apologies for Absence**

Apologies for absence were received and **ACCEPTED** from Councillors Lobar and Sismey.

**P298 Declarations of Interest**

Councillors Eley and O'Brien declared a non-pecuniary interest in Agenda item 6.  
Current Planning Applications Land at 21 Glendale.

**P299 Confirmation of Minutes**

On a proposal by Councillor Betteridge, seconded by Councillor Birch the minutes of the meeting held on 19 December 2017 were **APPROVED** as a true record of the meeting and signed by the Chairman.

**P300 Public Questions**

5 members of the public addressed the Committee with objections to the proposed planning application Land at 21 Glendale.  
2 members of the public addressed the Committee with objections to the proposed planning application 8 Middleton Row.

**P301 Previous Planning Decisions**

There were no previous planning decisions which differed from the Town Council's previous recommendations.

**P302 Current Planning Applications**

On a proposal by the Chairman, it was **AGREED** to bring forward the planning applications for 8 Middleton Row and Land at 21 Glendale.

**P302.1 18/00028/FUL 8 Middleton Row**

Two storey rear extension. Removal of existing conservatory

On a proposal by Councillor Ferry, seconded by Councillor Betteridge it was **AGREED** to Object to the application due to overdevelopment, visual intrusion and loss of amenity to the neighbouring properties in line with Development Control Policy DC4.

At 7.21pm, Councillor Eley and 5 members of the public left the meeting.

### **P302.2 18/00062/FUL Land at 21 Glendale**

The construction of two new three-bedroom dwellings

On a proposal by Councillor Golding, seconded by Councillor Birch it was **AGREED** to Object to the planning application for the following reasons:

The proposed development allocates two parking spaces to both the two new houses (21A & 21B Glendale Road) and the existing property (21 Glendale Road), removing the existing garage and parking space currently used by 21 Glendale Road. However, the proposed plans included with the application clearly demonstrate that these spaces will not be usable by residents of the properties.

The pathway of a vehicle exiting 21B is detailed on the plans and includes the vehicle passing through the spaces of 21. This means 21 will have spaces shorter than both the recommended 5.5m and the minimum requirement 5.0m as defined in Essex County Council's "Parking Standards: Design and Good Practice", especially considering one space includes both gas and electric meters and the other space includes flora. If these parking spaces were protected to even the minimum length the plans show that the carriageway allowing access to the parking spaces for 21A & 21B would be narrower than 2.9m, the minimum width for a parking space defined by Essex County Council. This lack of distance between the parking spaces and the neighbouring garage also makes for difficult manoeuvring from the spaces allocated to 21 Glendale Road.

Given this data, it is unlikely all the off road parking would be practicably usable at any given time, with multiple vehicle movements being required for the spaces to be used. Given these complexities, it is likely to assume that vehicles will be parked on the roadway. Given the plot is in the corner of a mews at the end of a cul-de-sac there are very limited on-road spaces available without causing obstruction and this parking issue could easily have ramifications a considerable distance from the property of 21 Glendale Road.

21 & 23 Glendale Road share a semi-detached garage, which, as has been noted, the applicant intends to remove their half of this building. No plans have been submitted to demonstrate the remedial work on this structure. Without a proposal ensuring the continued well-being of this structure concerns will remain regarding the impact on 23 Glendale Road's parking and property. There are also concerns that alterations to this structure may further narrow the space towards 21 Glendale Road and further hinder the proposed parking spaces.

23 Glendale Road would additionally suffer a loss of amenity in breach of DC4 with the two new properties overlooking the rear garden and conservatory. The removal of half of the garage would also make parts of the rear garden more visible from both 19 & 21 Glendale Road.

There are also concerns about the accuracy of the submitted plans. For example, the dining area of 21 Glendale Road is given as 2368mm and yet is clearly smaller than the 2360mm given for the lounge.

Glendale Road itself comprises primarily semi-detached houses, with a handful of detached properties making the proposed four house terrace an anomaly. This would be contrary to DC45 (visual relationship with surrounding area). The issue is emphasised further by the site being at the end of a small mews.

The proposed development raises many concerns in relation to both paragraph 56 of the NPPF and CP20 – Achieving well designed high-quality spaces. This area would struggle to accommodate further development in general, least of all two new three bedroom houses. The road itself is narrow and there are already issues with parking and vehicular access. The latter is of particular concern regarding pedestrian safety, with many residents and visitors already having to reverse the length of the mews due to a lack of room to turn vehicles around.

At 7.30pm, Councillor John joined the meeting.

At 7.31pm, Councillor Hughes and 11 members of the public left the meeting.

At 7.32pm Councillor Eley re-joined the meeting.

**P302.3 17/02026/FUL 16 Shirebourn Vale**

Retrospective application for the construction of a replacement garage

On a proposal by Councillor Eley, seconded by Councillor Shearring, No Objection to this planning application was **AGREED**.

At 7.40pm, Councillor Kelly joined the meeting.

**P302.4 17/01745/FUL 213 Hullbridge Road**

Demolition of existing garage and construction of new detached dwelling and detached garage

On a proposal by Councillor Birch, seconded by Councillor John it was **AGREED** to Object to the planning application due to overdevelopment and loss of amenity to the neighbouring property 211 Hullbridge Road, in line with Development Control Policy DC4.

**P302.5 18/00115/LBC Shaw Farm, Old Wickford Road**

Installation of 4 x sets of sign written letters with illumination

On a proposal by Councillor Birch, seconded by Councillor John, No Objection to this planning application was **AGREED**.

**P302.6 18/00112/ADV Shaw Farm, Old Wickford Road**

Proposed 3 externally illuminated with floodlights signs and 1 non-illuminated sign

On a proposal by Councillor Birch, seconded by Councillor John, No Objection to this planning application was **AGREED**.

**P302.7 18/00031/FUL 43 Roding Leigh**

two storey rear extension

On a proposal by Councillor Betteridge, seconded by Councillor Eley, No Objection to this planning application was **AGREED**.

**P302.8 18/00040/FUL 4 Station Approach**

Single storey rear extension

On a proposal by Councillor Golding, seconded by Councillor Betteridge, No Objection to this planning application was **AGREED**.

**P302.9 18/00077/FUL 120 King Edwards Road**

Single storey rear and side extension with sky lantern

On a proposal by Councillor Golding, seconded by Councillor John, No Objection to this planning application was **AGREED**.

**P302.10 18/05009/TPO 108 Celeborn Street**

False Acacia (T5) 5 year maintenance plan to immediately reduce the height and canopy coverage of the tree from approx. 8 metres to 5.3 metres, followed by an annual pruning of new growth to maintain the tree at the size established by the initial reduction. Part of the initial reduction would be to remove the branches overhanging the public footpath of Celeborn Street and the drive

On a proposal by Councillor Shearring, seconded by Councillor Golding, No Objection to this planning application was **AGREED**.

**P302.11 18/05008/TPO 108 Celeborn Street**

T4 Silver Birch – rear garden adjacent to boundary wall – fell to ground level – renewal of consent granted under ref 05/05243/TPO. Reason: previously has caused the boundary wall to collapse

On a proposal by Councillor Shearring, seconded by Councillor Ferry, it was **AGREED** to submit Concerns with the application as the original boundary wall is no longer in place, however, if Chelmsford City Council approve the application then a suitable replacement of a native species should be planted.

**P302.12 18/05015/TPO 108 Celeborn Street**

Cherry (T3) 5 year maintenance plan. To initially reduce the height and canopy coverage of the tree from approximately 4 metres to the previous pruned points which are at 3.2 metres; removing untidy looking new growth and providing shape to the tree and improving its appearance. This will be followed by an annual pruning of new growth to maintain the tree's size and shape to that established by the initial reduction

On a proposal by Councillor Shearring, seconded by Councillor Golding, No Objection to this planning application was **AGREED**.

At 7.50pm, 1 member of the public left the meeting.

**P303 Tree Preservation Order**

The Tree Preservation Order applications for trees at Marsh Farm Road and Bushy Hill had been acknowledge by Chelmsford City Council. Councillor Shearring reported that City Councillor Massey was providing assistance with the application for Bushy Hill.

**P304 Local Plan Pre Submission Consultation**

Members considered Chelmsford City Council's Pre Submission document as the third formal stage of the preparation of the Chelmsford Local Plan.

On a proposal by the Chairman, seconded by Councillor Betteridge it was **AGREED** to contact all Councillors to ask for volunteers to form a sub-group to review the Local Plan. Comments from the sub-group will then be considered at the next Planning Committee meeting being held on 27 February 2018.

Councillors Betteridge, Birch, John, O'Brien and Roberts volunteered to be members of the sub-group and a request to all Councillors would be sent by the Deputy Town Clerk.

**P305 Report to Council**

It was **AGREED** to report the following agenda items to Council at the meeting being held on 6 March 2018:

- Local Plan Pre Submission Consultation

**P306 Media Coverage**

There were no items requiring a press release.

**P307 Next Meeting**

The Committee noted that the date of the next meeting is 27 February 2018.

There being no further business to discuss, the Chairman closed the meeting at 8.00pm.

Signed .....

Chairman of the Meeting

Date: 27 February 2018