

SOUTH WOODHAM FERRERS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of a Meeting held on Tuesday 20 December 2016
at 7.00 p.m.
at Champions Manor Hall.

Present

Councillor A Shearring (in the Chair)

Councillor P Ferry
Councillor I Roberts
Councillor C Weir-Ewing

Councillor K Golding
Councillor M Sismey

In Attendance: Deputy Town Clerk, Councillor Wyatt and 1 member of the public.

P157 Apologies for Absence

An apology for absence was received from Councillor Winn.

P158 Declarations of Interest

There were no declarations of interest.

P159 Confirmation of Minutes

The minutes of the meeting held on 29 November 2016 were **APPROVED** as a true record of the meeting and signed by the Chairman.

P160 Public Questions

There were no members of the public present at this item.

P161 Previous Planning Decisions

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

P162 Current Planning Applications

P162.1 16/01921/FUL 60 East Bridge Road

Pitched roof extension

The Town Council has **NO OBJECTION** to this planning application.

P162.2 16/01998/FUL Land at 21 Glendale

Construction of two three bedroom dwellings

At 7.05pm, 1 member of the public joined the meeting.

At 7.06pm, Councillor C Weir-Ewing joined the meeting.

The Town Council **OBJECTS** to this planning application for the following reasons: Glendale Rd 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 allocates 2 parking spaces to the new houses as required, however the existing 3-bedroom property only has a single parking space which is inadequate under the City Council's Parking Standards.

The layout of the proposed parking arrangements will cause significant disruption to the residents of both adjacent properties. Number 23 would suffer from a significant increase in noise and exhaust fumes due to four vehicles parking in what is currently unused land. Number 19 would suffer even more since access to this land would cross their front garden. Aside from the significant increase in noise due to multiple vehicles passing close to their ground floor front window it would require remodelling of their front garden and it would seem unlikely access to the new spaces could be achieved without removing an off-street space from number 19. These adjacent properties would therefore suffer a significant loss of amenity in violation to DC4 (excessive noise, activity, and vehicle movements).

Number 23 would additionally suffer a loss of privacy with the two new houses overlooking the rear garden and conservatory. (Also DC4)

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 round.

The site plan also appears to be inaccurate, encompassing land that Essex County Council is believed to own.

P162.3 16/00984/MAT/1 Site at Fenn Roundabout, Burnham Road

Material amendment to permission (allowed on appeal) reference 14/00984/FUL (Development of the site for a petrol filling station to include new sales building, canopy, fuel pumps including HGV facility, boundary treatments and fuel tanks) for removal of HGV fuelling and reduced canopy with internal changes to the forecourt

The Town Council has NO OBJECTION to this planning application.

At 7.20pm, 1 member of the public left the meeting.

P162.4 16/05289/TPO 29 Kings Way

T1 Poplar – crown reduce by 4-6m and lift the roadside limbs. Clear the shrub, Ivy and shoots. Reason: excessively large for an urban area. Canopy over hangs a public footpath, road and streetlight. Potential hazard to the public

The Town Council has NO OBJECTION to this planning application.

P162.5 16/02137/FUL 17 The Chase

Two storey side extension

The Town Council has NO OBJECTION to this planning application.

P162.6 16/02128/FUL Champions Lodge, Burnham Road

Replacement of existing screen entrance walls and gates

The Town Council has NO OBJECTION to this planning application.

P162.7 16/02126/FUL 44 Leighlands Road

Replacement of a single storey rear extension, new two storey and single storey side extension including front dormer. Alterations to the bay window. Canopy to the front. Widening of the driveway. New access gates to the side

The Town Council has NO OBJECTION to this planning application.

There was a concern with the new pedestrian gate from the property onto the public footpath which the Deputy Town Clerk will raise with the Case Officer.

P162.8 16/05307/TPO 7 Connaught Drive

T40 Norway Maple – situated in rear garden – crown reduce by 2m, tree is near rear of brick wall and overhangs the wall in places

The Town Council has NO OBJECTION to this planning application as long as the wording is revised to ‘crown reduction by 2 metres maximum with proportional reduction to sides to maintain shape’.

P163 Report to Council

There were no items to report to Council.

P164 Media Coverage

There were no items requiring a press release.

P165 Next Meeting

The Committee noted that the date of the next meeting is 31 January 2017.

There being no further business to discuss, the Chairman closed the meeting at 7.40pm.

Signed

Chairman of the Meeting

Date: 31 January 2017