

SOUTH WOODHAM FERRERS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of a Meeting held on Tuesday 30 October 2018

at 7.00 p.m.

at Champions Manor Hall.

Present

Councillor A Shearring (in the Chair)

Councillor D Eley
Councillor M Lobar
Councillor K Golding

Councillor A John
Councillor P Ferry
Councillor I Roberts

In Attendance: Finance Officer and Town Clerk Assistant, Councillor P Wyatt, Councillor K Bentley and 8 members of the public.

P390 Apologies for Absence

Apologies for absence were received and ACCEPTED from Councillors Sismey and Birch.

P391 Declarations of Interest

Councillor Eley declared a non-pecuniary interest in Agenda item 6. Current Planning Applications Land at 21 Glendale.

P392 Confirmation of Minutes

On a proposal by Councillor Golding seconded by Councillor Shearring the minutes of the meeting held on 25 September 2018 were **APPROVED** as a true record of the meeting and signed by the Chairman.

7.03pm – Councillor A John joined the meeting

P393 Public Questions

The Chairman read out a letter received from 1 member of the public with objections to the proposed planning application Land at 21 Glendale.

7.06pm – Councillor M Lobar joined the meeting

1 member of the public addressed the Committee with objections to the proposed planning application Land at 21 Glendale.

1 members of the public addressed the Committee with comments to the proposed planning application Gazelle House, Old Wickford Road.

1 members of the public addressed the Committee with objections to the proposed planning application Land at 19 to 21 Woodham Halt.

P394 Previous Planning Decisions

The City Council planning decisions which differ from the Town Council recommendations as circulated at the meeting were noted.

P395 Current Planning Applications

18/05155/TPO - Land Fronting 38-108 Tallow Gate

T2 - Walnut - Crown reduce by 1.5-2 metres, clear building by 2 metres, crown lift to 2.4 metres (secondary branches only). Reason: General cyclical

maintenance. T3 - Oak - Fell. Reason: Tree is dead. T4 and T5 Hazels - T6 Maple - T7 Oak - G1 Mulberry x 3 and G2 London Plane x 3 - Crown reduce by 2 metres and shape, clear building by 2 metres, crown lift to 2.4 metres. Reason: General cyclical maintenance.

On a proposal by Councillor Shearring seconded by Councillor John, it was **AGREED** that the Town Council has OBJECTS to this planning application for the following reasons;

The aerial image supplied with the application which labels the trees appears to have the wrong 'T' numbers assigned to the trees. T3 on the image is in fact T7 and is not dead, but the actual T3 is. The Council do not object to the correct T3 tree being felled but would like to see a replacement tree laced somewhere within that plot.

The tree which is actually T7 (rather than the aerial photograph T7) is in a distressed state and so would therefore not like to see this one reduced and shaped for fears it would not survive.

18/01573/FUL - Gazelle House, Old Wickford Road

Retrospective planning permission for the conversion of a ground floor office into two flats and an office, conversion of first floor flat into a 6-bed HMO and conversion of an outbuilding formerly used as offices into a 6-bed HMO.

On a proposal by Councillor Golding seconded by Councillor Shearring, it was **AGREED** that the Town Council has NO OBJECTION to this planning application but would like to comment that the planning should be accordance with HMO licensing.

18/01629/FUL - Land At 19 To 21 Woodham Halt

Demolition of existing buildings and construction of two buildings comprising ground floor B1 use (business) with 10 residential flats.

On a proposal by Councillor Lobar seconded by Councillor Golding, it was **AGREED** that the Town Council has NO OBJECTION to this planning application. However, has the following concerns:

- potential contaminated use from previous industrial use including the suspected asbestos roof.

18/01552/FUL - Land At 21 Glendale

The construction of two new two bedroom dwellings.

On a proposal by Councillor Roberts seconded by Councillor John, it was **AGREED** that the Town Council OBJECTS to this planning application for the following reasons:

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 two 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.

The car parking to the proposed three properties on the site of the existing number 21 appears restrictive, and turning circles are of concern along with

parking outside number 21 overhanging the front of property 21A. There are also concerns due to this restrictive road and parking, the access allowable for both larger vehicles and emergency vehicles.

18/01693/FUL - 2 Forrest Close

Single storey rear and two storey side extension.

On a proposal by Councillor Lobar seconded by Councillor John, it was **AGREED** that the Town Council has NO OBJECTION to this planning application.

18/01740/FUL - 37 Albert Road

Demolition of existing side and rear conservatory with erection of proposed single storey side and rear extension.

On a proposal by Councillor Eley seconded by Councillor Lobar, it was **AGREED** that the Town Council has NO OBJECTION to this planning application.

P396 Planning Applications – Non Material Amendments

The following Non Material Amendment was noted;

14/00830/NMAT/6 - Crouch Vale Nurseries Burnham Road - (Redevelopment of site to provide a retail foodstore (Use Class A1) and petrol filling station, a health facility (Use Class D1), associated car parking, a new roundabout access, landscaping & associated works.) for the removal of Tree (T28), planting of a replacement and slight repositioning of proposed trees along the eastern side of the site access road.

P397 Chelmsford Draft Local Plan

P397.1 Councillor Roberts gave a verbal report following the Neighbourhood Plan – Round Table Briefing held on Thursday 18 October 2018 by Chelmsford City Council and its implications on the Local Plan Examination Hearing Sessions. Chelmsford made it clear that any representation at the Hearing Sessions cannot include adding comments but can only amplify comments already made or mention new evidence which has come about since the consultations, i.e. the closure of St Mary’s School, Woodham Ferrers. Chelmsford also recommended continuity in attendees for the Hearing Sessions. He was advised to replay this information to the Neighbourhood Plan Committee.

P397.2 On proposal by Councillor John, seconded by Councillor Ferry, it was **AGREED** that Councillors Roberts and Birch would attend the Local Plan Hearing Sessions on all dates and times between them. If they were not able to attend a session, the Chairman and Vice-Chairman of the Planning Committee, Town Clerk and Finance Officer and Town Clerk Assistant would appoint another Council representative.

P398 Report to Council

Circulate with Council agenda for the meeting on 6 November 2018 the Local Plan Examination Hearing Session documents and give details of the agreed proposal within Item 8.2

P399 Media Coverage

There were no items requiring a press release.

P400 Next Meeting

The Committee noted that the date of the next meeting is 27 November 2018 at 7pm.

There being no further business to discuss, the Chairman closed the meeting at 8.32pm.

Signed

Chairman of the Meeting

Date: 27 November 2018