

## **SOUTH WOODHAM FERRERS TOWN COUNCIL**

### **PLANNING COMMITTEE**

**MINUTES** of a Meeting held on Tuesday 27 November 2018

at 7.00 p.m.

at Champions Manor Hall.

#### **Present**

Councillor A Shearring (in the Chair)

Councillor D Eley  
Councillor J Birch  
Councillor K Golding

Councillor M Sismey  
Councillor P Ferry  
Councillor I Roberts

In Attendance: Finance Officer and Town Clerk Assistant, Councillor P Wyatt and 2 members of the public.

#### **P401 Apologies for Absence**

Apologies for absence were received and ACCEPTED from Councillors Lobar and Luckman.

7.01pm – Councillor Roberts joined the meeting.

#### **P402 Declarations of Interest**

There were no declarations of interest from members. Councillor Wyatt declared a non-pecuniary interest in Item 6, relating to planning application 18/01763/FUL 5 Mitchel Way.

#### **P403 Confirmation of Minutes**

On a proposal by Councillor Golding seconded by Councillor Birch the minutes of the meeting held on 30 October 2018 were **APPROVED** as a true record of the meeting and signed by the Chairman.

#### **P404 Public Questions**

No members of the public addressed the Committee.

#### **P405 Previous Planning Decisions**

It was noted that there were no City Council planning decisions which differ from the Town Council recommendations.

#### **P406 Current Planning Applications**

##### **18/01327/FUL Land rear of 42-44 Cutlers Road**

New industrial unit and associated offices.

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

##### **18/01728/FUL Land adj. 6 Southern Drive**

Proposed new adjoining dwelling house on the garden land adjacent to No. 6 Southern Drive.

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

### **18/01765/FUL 22 Merton Place**

Single storey rear and first floor side extensions.

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

### **18/01158/FUL Flat 6 Guild Way**

Dividing the First Floor and Second Floor of the building into 2 self-sustainable flats with the construction of a roof and walls over the existing terrace.

On a proposal by Councillor Birch seconded by Councillor Shearring, it was **AGREED** that the Town Council OBJECTS to this planning application as per minute P358 (On a proposal by Councillor Birch seconded by Councillor Lobar it was AGREED that the Town Council OBJECTS to this planning application as there is concern over loss of commercial parking spaces and there is concern as there no new parking provision as per response to 17/01267/FUL in 2017; "The Town Council has NO OBJECTION to this planning application, however, is concerned with the provision of sufficient parking as the properties are located next to a very busy car park."). Adding to this; Highways also objected to the last application made under 18/01158/FUL, their reference CO/EGD /SD/RM/CHL/18/1158/29754. It is also understood that it would go against Policy MP5, Pre-Submission Local Plan SD001.

### **18/01803/FUL 11-12 Queen Elizabeth II Square**

Planning Application to Change the Use of an Existing Class A1 (retail) to a Class A4/D2 (drinking establishments/leisure and External Alterations to Provide Fire Exit Doors.

On a proposal by Councillor Shearring seconded by Councillor Roberts, it was **AGREED** that the Town Council OBJECTS to this planning application as it would go against Policy EM2, Pre-Submission Local Plan SD001. The Town Council would also like to protect Class A1 (retail) within South Woodham Ferrers.

### **18/01702/FUL 80 Abbotsleigh Road**

Garage conversion and single storey front extension.

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

### **18/01763/FUL 5 Mitchell Way**

Two storey side extension with gable end roof.

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

### **18/01776/FUL 35 Broughton Road**

Proposed two part single, part two storey side extensions with a new balcony to the rear. Loft conversion and new front porch.

On a proposal by Councillor Golding seconded by Councillor Eley, it was **AGREED** that the Town Council OBJECTS to this planning application as the proposed balcony would overlook No. 33 Broughton Road.

### **18/05188/TPO 42 Kings Way**

G1 - Ash - 8m cut back from neighbouring property. Reason: Excessive shading and large amount of debris going into neighbouring property.

On a proposal by Councillor Golding seconded by Councillor Sismey, it was **AGREED** that the Town Council OBJECTS to this planning application as it would leave the tree unbalanced and is considered too excessive.

### **18/05209/TPO 21 The Bight**

Oak - T12 - Fell - Reason: Excessive size in proportion to garden, close proximity to house, shading of garden and falling debris.

On a proposal by Councillor Shearring seconded by Councillor Eley, it was **AGREED** that the Town Council OBJECTS to this planning application as it should not be felled unless found to be in ill health.

**18/01855/FUL Haltgate House 52A Hullbridge Road**

First floor front extension.

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

**18/01773/FUL William De Ferrers School Annexe Trinity Square**

Removal of existing 2 horizontal flues and provision of 2no. boiler flues to existing gas boilers.

No comment shall be made due to insufficient information.

**P407 Planning Applications – Non Material Amendments**

It was noted that there were no Non Material Amendments received.

**P408 The Essex County Council (Hullbridge Road, South Woodham Ferrers) (Bus Gate) Order 201**

No comments to be made.

**P409 Chelmsford Local Plan Examination Hearing Sessions**

A verbal report from Councillors Roberts and Birch on the Local Plan Examination Hearing Sessions to date was noted.

The 'Additional Representations in respect of Strategic Growth Site North of South Woodham Ferrers' to be included within the Week 3 Hearing Session attached to the agenda were noted.

**P410 Report to Council**

Circulate with Council agenda for the meeting on 8 January 2019 the 'Additional Representations in respect of Strategic Growth Site North of South Woodham Ferrers' to be included within the Week 3 Hearing Session.

**P411 Media Coverage**

There were no items requiring a press release.

**P412 Next Meeting**

The Committee noted that the date of the next meeting is 18 December 2018 at 7pm.

There being no further business to discuss, the Chairman closed the meeting at 8.03pm.

Signed .....

Chairman of the Meeting

Date: 18 December 2018