

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

**MINUTES** of a Meeting held on Tuesday 18 December 2018  
at 6.30 p.m.  
at Champions Manor Hall.

**Present**

Councillor A Shearring (in the Chair)

Councillor M Lobar  
Councillor J Birch  
Councillor K Golding  
Councillor A John

Councillor M Sismey  
Councillor R Luckman  
Councillor I Roberts

In Attendance: Town Clerk, Finance Officer and Town Clerk Assistant, Councillors Massey Bentley and Kelly and 7 members of the public.

**P413 Apologies for Absence**

Apologies for absence were received and ACCEPTED from Councillors Ferry and Eley.

**P414 Declarations of Interest**

There were no declarations of interest from members.

**P415 Confirmation of Minutes**

On a proposal by Councillor Golding seconded by Councillor Birch the minutes of the meeting held on 27 November 2018 were **APPROVED** as a true record of the meeting and signed by the Chairman.

**P416 Public Questions**

2 members of the public addressed the Committee with objections to the proposed planning application Land at Fenn Roundabout.

6.37pm – Councillor A John joined the meeting.

2 members of the public addressed the Committee with objections to the proposed planning application Land at Fenn Roundabout.

The fourth member of the public also made comments relating to Item 5. Chelmsford Local Plan Examination Hearing Sessions.

**P417 Chelmsford Local Plan Examination Hearing Sessions**

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

Both Councillors Shearring and John expressed their thanks to both Councillors Roberts and Birch for their work.

Finance Officer and Town Clerk Assistant to circulate the report to all Councillors.

**P418 Previous Planning Decisions**

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

## **P419 Current Planning Applications**

### **18/01910/FUL Land At Fenn Roundabout, Burnham Road**

Erection of drive through restaurant (Sui Generis Use comprising both Use Class A3 'Restaurant and Cafe' and Use Class A5 'Hot Food Takeaway') together with parking, landscaping and associated works including alterations to access and provision of pedestrian crossing on Burnham Road.

On a proposal by Councillor Golding seconded by Councillor Sismey, it was **AGREED** that the Town Council OBJECTS to this planning application.

The Town Council reiterates comments on 18/00608/FUL regarding the location of the site not offering reasonable improvements to the highways infrastructure to merit a strategic consideration for roadside facilities, with multiple facilities available on, or visible from, the Fenn roundabout already that already satisfy any such requirements for facilities.

There are concerns regarding the proposal for both a pedestrian crossing and adjusted entrance on Burnham Rd. This increases the number of potential hazards in a short stretch of road which already contains multiple junctions and a lane merger. It also represents a significant increase in street furniture which is both a safety concern and not in keeping with the area, especially in consideration of the listed building and SSSI which both have visual connections to the site.

The Town Council have concerns regarding the data modelling of the traffic, which frequently appears contradictory. The application states staffing levels will double for the peak lunch/tea periods and yet counter-intuitively predicts only a small increase in visits during these times. It even goes so far as to suggest there will be fewer pedestrian trips made during these peak operating hours.

The traffic modelling also shows wait times increasing beyond the already unacceptable projected model for 2023 and highlights that the junction will already be operating beyond designed capacity by then. Given the direct impact this development will have on traffic at this junction adding additional traffic to an already overused junction should be regarded as having a severe impact on the community's road network given the importance of Fenn roundabout to traffic entering and leaving South Woodham Ferrers.

The exit of the sight has also become problematic since operation of the PFS commenced. The advertising totem at the exit obstructs visibility for both exiting traffic and vehicles approaching on Willow Grove. The advertising totem at the exit has also confused multiple motorists into believing that the site has two entrances – this has resulted in vehicles approaching along Willow Grove braking prematurely and vehicles exiting Fenn roundabout performing turns on Willow Grove so that can return to the roundabout. This is another reason why, whilst this confusion amongst road users remains, further development of the site should not even be considered.

7.08pm – Councillor M Lobar joined the meeting.

7.10pm – 6 members of the public left.

### **18/01816/ADV Site At Crouch Vale Nurseries, Burnham Road**

Installation of various signage consisting of 1 internally illuminated totem, 4x internally illuminated signs, and 29x non-illuminated signs.

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

**18/05217/TPO 34 The Spinnaker**

(T10) - Oak - Remove 4 low limbs on north and south sides of trunk. Remove deadwood. Crown reduction by up to 2m - Reason: To maintain the health of the tree and improve light into the property.

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

**18/01844/FUL 21 Reynolds Gate**

Single storey rear extension.

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

**18/01907/FUL Shaw Farm Old Wickford Road**

The application relates to the installation of 14 no. CCTV cameras at Shaw Farm. 5 of the cameras are to be internal, 6 no. external cameras and 3 no. to be placed in the car park.

On a proposal by Councillor Lobar seconded by Councillor John, it was **AGREED** that the Town Council has NO OBJECTION to this planning application but would like to comment that there are concerns about the signage and had this been included within the application then objection would have been made as detracts from the Grade II listed building.

**18/01908/LBC Shaw Farm Old Wickford Road**

The application relates to the installation of 14 no. CCTV cameras at Shaw Farm. 5 of the cameras are to be internal, 6 no. external cameras and 3 no. to be placed in the car park.

On a proposal by Councillor Lobar seconded by Councillor John, it was **AGREED** that the Town Council has NO OBJECTION to this planning application but would like to comment that there are concerns about the signage and had this been included within the application then objection would have been made as detracts from the Grade II listed building.

7.39pm – Councillor K Bentley joined the meeting.

**18/01918/FUL McDonalds Restaurant Asda Stores 1 – 10 Queen Elizabeth II Square**

Proposed outside seating area with furniture and associated barriers.

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

- The drawing doesn't match the current application as there appears to be further alterations not detailed
- Visual intrusion
- Removes open space currently in place
- Affects the Bandstand
- Currently a Town Council owned Bench and Notice Board are in place there
- Barriers are contradictory to the current Plan for South Woodham Ferrers in relation to café culture
- Increase in litter expected
- Currently there is a blue post situated on or close to the site which has Chelmsford City controlled CCTV cameras on.

7.45pm – Councillor L Kelly and one member of the public joined the meeting.  
7.45pm - Councillor M Sismey left the meeting.

**18/01883/FUL 9 Fennfields Road**

Single storey rear extension.

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

**P420 Planning Applications – Non Material Amendments**

The following Non Material Amendments were noted;

**14/00830/FUL - Former Crouch Vale Nurseries & Plantworld Burnham Road South Woodham Ferrers Chelmsford CM3 5QP.** (Retail foodstore and petrol filling station, health facility, associated car parking, new roundabout access, landscaping & associated works.) to use Combined Heat & Power (CHP) instead of the previously proposed biomass boiler.

**14/00830/FUL - Former Crouch Vale Nurseries & Plantworld Burnham Road South Woodham Ferrers Chelmsford CM3 5QP** (Retail foodstore and petrol filling station, health facility, associated car parking, new roundabout access, landscaping & associated works.) for amendments to the petrol filling station including reduction from 3no. to 2no. 60k tanks, smaller sales shop and omission of jet wash screen to 1 side, maintaining screen on the exit.

**P421 Consultation on Maldon District Green Infrastructure Strategy SPD**

On a proposal by Councillor Roberts seconded by Councillor Golding, it was **AGREED** that Councillors Shearring and John shall prepare and submit a response on behalf of the Council to the Consultation on Maldon District Green Infrastructure Strategy SPD as attached to the agenda.

**P422 Report to Council**

Circulate with Council agenda for the meeting on 8 January 2019 the report from Councillors Roberts and Birch on the Local Plan Examination Hearing Sessions and thanks to both Councillors for their work.

**P423 Media Coverage**

There were no items requiring a press release.

**P424 Next Meeting**

The Committee noted that the date of the next meeting is 29 January 2019 at 7pm.

There being no further business to discuss, the Chairman closed the meeting at 7.45pm.

Signed .....

Chairman of the Meeting

Date: 29 January 2019