

SOUTH WOODHAM FERRERS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of a Meeting held on Tuesday 29th January 2019
at 7.00 p.m.
at Champions Manor Hall.

Present

Councillor A Shearring (in the Chair)

Councillor M Lobar
Councillor A John

Councillor K Golding
Councillor P Ferry

In Attendance: Town Clerk and 7 members of the public.

P425 Apologies for Absence

Apologies for absence were received and ACCEPTED from Councillors Roberts, Luckman, Sismey, Massey, Birch and Eley

P426 Declarations of Interest

Non pecuniary interest received from Councillor Ferry regarding 18/02061/FUL.

P427 Confirmation of Minutes

On a proposal by Councillor Golding seconded by Councillor John the minutes of the meeting held on 18th December 2018 were **APPROVED** as a true record of the meeting and signed by the Chairman.

P428 Public Questions

18/02040/FUL Bickerton Point: 2 members of the public addressed the Committee with the following objections and concerns: Overlooking into garden, bedroom and other rooms within their property. Lack of light as the roofline of the property is proposed to be raised, concerns regarding possible party wall boundaries as the proposed development is close to the neighbours boundary and if the proposed planning application required checks of the footings concerns whether there would be encroachment onto the neighbouring property.

18/01876/FUL 189 Hullbridge Road: 2 members of the public addressed the Committee with the following objections and concerns: Gross over development of the site, amended drawings have been issued today by Chelmsford City Council which are larger than that proposed in the application. Balconies on the first floor of the proposed development will overlook into the neighbouring properties rooms of habitat affecting their privacy. Additional concerns that the plans submitted are not consistent and not reflective of the property which is there. Building in the rear of the garden has been built without planning permission and this is currently being reviewed by Chelmsford City Council.

18/02061/FUL 6 Winward Way: 2 members of the public addressed the Committee with the following objections and concerns: plans don't adhere to the boundary which exists and the proposed development would be encroachment onto the neighbouring properties land, plans do not identify where the windows will be in the proposed development and loss of light in the neighbouring property.

18/02069/ADV: 1 member of the public addressed concerns regarding the proposed illuminated signs, with regard to their size and location with regard to nearby listed building and properties. Additional concerns that the diagram displays a 2m footpath which to date drawings have not been received detailing how this could be obtained.

P429 Previous Planning Decisions

18/01918/FUL McDonalds Proposed Seating Area

Permitted by CCC – Decision notice circulated at the meeting

18/01907/FUL and 18/01908/LBC FULL

Recognised the Town Councils concerns that the security cameras were not in keeping with the local area and listed buildings, Condition applied by Chelmsford City Council that the poles should be painted black within 3 months.

P430 Current Planning Applications

18/02040/FUL 31 Bickerton Point

Conversion of garage to form annexe. Raising the eaves height, with new room and front and rear dormers.

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

There are concerns regarding the overlooking and loss of privacy for the neighbouring properties due to the increase in the eaves height and the front and rear dormers. In addition to this there is concerns regarding the loss of an established tree.

2 members of the public left the meeting

18/01876/FUL 189 Hullbridge Road

Part single, part two storey side and rear extensions and alterations to fenestration.

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

There are concerns regarding the overlooking and loss of privacy for neighbouring properties due to the balconies on the first floor, the layout and density of the building is not within keeping with the street scene and the proposed application is overdevelopment of the site. In addition to this there are concerns regarding the loss of light and overshadowing for the neighbouring properties

2 members of the public left the meeting

18/02061/FUL 6 Windward Way

Single Storey front and two storey rear extensions

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

There are concerns regarding the loss of amenity, overdevelopment of the site and limited highway access to the property for deliveries etc. whilst the works is being carried out if permitted.

2 members of public left the meeting

18/02069/ADV Site at Crouch Valley Nurseries, Burnham Road

Installation and display of the following signs: 1x internally illuminated Combined Totom.

On a proposal by Councillor Golding seconded by Councillor Lobar, it was **AGREED** that the Town Council OBJECTS to the sign detailed in the application as PT1 whilst it is non-illuminated it is felt that the proposed location of the sign would be misleading and would not serve the purpose for which it was intended, given the nearby listed building it is not felt suitable for the street scene and should therefore be refused.

On a proposal by Councillor Golding seconded by Councillor Lobar, it was **AGREED** that the Town Council OBJECTS to the sign detailed in the application as CT which is an internal – illuminated sign, the planning committee feel that an externally illuminated sign would be befitting to the local area and the nearby listed building as opposed to the proposed internal illuminated sign as detailed in the planning application.

1 member of the public left the meeting

18/02008/FUL 4 Poplar Close

Two Storey rear extension. Alteration to garage roof. Replacement of existing windows. New first floor side windows.

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

18/02029/FUL 24 Green Lane

Resubmission for expired approved planning permission 14/00955/FUL. Single storey side extension with pitch roof.

Written report received and noted from Councillor Birch. On a proposal by Councillor Golding seconded by Councillor John, it was **AGREED** that the Town Council has NO OBJECTION to this planning application.

18/01895/FUL Land North of 5 – 7 Baron Road

Construction of 3 terraced dwellings

Comments cannot be submitted on this planning application, extension requested but declined by Chelmsford City Council as 8 week period for comments expired on 28th January 2019.

18/02007/FUL 4 Mereworth Road

Single Storey Rear extension

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

18/02002/FUL Land North East of Highview Woodham Road

Construction of two detached dwellings

Application for neighbouring Parish so not for Town Council consideration.

18/02019/FUL 8 Longhams Drive

Single storey front and rear extensions. New dormer to rear and two new Velux windows to front elevation.

On a proposal by Councillor Golding seconded by Councillor Shearring, it was

AGREED that the Town Council has NO OBJECTION to this planning application.

18/02073/FUL 63 Littlecroft

Proposed rear dormer and two Velux windows to front. Replacement of windows, doors, fascias and soffits with white UPVC.

Written report received and noted from Councillor Sismey. On a proposal by Councillor John seconded by Councillor Golding, it was **AGREED** that the Town Council has NO OBJECTION to this planning application.

19/00005/FUL 1 Victoria Road

Demolition of existing rear conservatory, and construction of part single storey side/rear extension, part two storey side extensions.

On a proposal by Councillor Lobar seconded by Councillor John, it was **AGREED** that the Town Council OBJECTS to this planning application as Layout and density of the building is reflective of an additional dwelling as the proposed extension includes an additional kitchen and bathroom. The application is considered overdeveloped and not within keeping of the local street scene.

19/00004/FUL Site Rear of 132 Hullbridge Road

Demolition of workshop to rear, construction of new dwelling with sub-division. Siting of a temporary log cabin during the process of works. With all associated works.

A written report was noted from Councillor Birch. On a proposal by Councillor Shearring seconded by Councillor Golding, it was **AGREED** that the Town Council OBJECTS to this planning application due to policy DC4 – Protecting Existing Amenity. *All development proposals should safeguard the amenities of the occupiers of any nearby properties by ensuring that development would not result in, excessive noise, activity or vehicle movements, overlooking or visual intrusion and that the built form would not adversely prejudice outlook, privacy, or light enjoyed by the occupiers of nearby properties.*

DC45 – Achieving High Quality Development. Planning permission will only be granted for new buildings and extensions to existing buildings provided that they are well designed in themselves and amongst other matters, *the siting, scale form and detail of the proposed building has an appropriate visual relationship with the character and appearance of the surrounding area.*

18/02102/FUL 124 Inchbonnie Road

Erection of single storey side extension to existing kitchen and new hard standing at front.

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

P431 Planning Applications – Non Material Amendments

There were no material amendments

P432 Consultation on Maldon District Green Infrastructure Strategy SPD

Comments submitted on the Maldon District Green Infrastructure Strategy were circulated and noted. Thanks expressed to Councillor Shearring and Debbie Edwards on preparing these comments.

P433 Report to Council

It was **AGREED** to report the following minute item to Council at the meeting being held on 5th March 2019:

P432: Consultation on Maldon District Green Infrastructure Strategy SPD

P434 Media Coverage

There were no items requiring a press release.

P435 Next Meeting

The Committee noted that the date of the next meeting is 26th February 2019 at 7pm.

There being no further business to discuss, the Chairman closed the meeting at 7.55pm.

Signed

Chairman of the Meeting

Date: 26th February 2019