

SOUTH WOODHAM FERRERS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of a Meeting held on Tuesday 26 March 2019
at 7.00 p.m.
at Champions Manor Hall.

Present

Councillor D Eley (Chairman)

Councillor J Birch
Councillor A John
Councillor M Lobar

Councillor M Sismey
Councillor P Ferry

In Attendance: Town Clerk and 3 members of the public.

P446 Election of Chairman

Councillor D Eley elected as Chairman
Proposed: Councillor K Golding
Seconded: Councillor J Birch
Vote: All in favour

P447 Apologies for Absence

Apologies for absence were received and ACCEPTED from Councillors Roberts.

P448 Declarations of Interest

Non pecuniary interest received from Councillor Lobar with regard to planning application 19/00278/FUL 5 – 7 Baron Road.

P449 Confirmation of Minutes

On a proposal by Councillor Golding seconded by Councillor John the minutes of the meeting held on 26th February 2019 were **APPROVED** as a true record of the meeting and signed by the Chairman.

P450 Public Questions

1 member of the public addressed the Committee with objections to the proposed planning application 13 Whitehouse Road.

P451 Previous Planning Decisions

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

19/05015/TPO 157 Hullbridge Road

Oak (T1) - Reduction of crown by 4 meters and removal of deadwood - Reason: Trees pose a risk to traffic and passing pedestrians during windy weather.

On a proposal by Councillor Shearring seconded by Councillor Eley, it was AGREED that the Town Council has OBJECTION to this planning application as; the work itself has to be undertaken by a qualified arboriculturist and this is not specified on the application, the application doesn't describe the work to be undertaken and therefore there is insufficient information provided, there is no

mention to the laterals and further to this it is suggested that the tree is re-shaped as it appears unbalanced.

Permitted CCC

19/00092/FUL 30 The Chase

Part single storey, part two storey rear extension and new pitched roof to front elevation.

On a proposal by Councillor Golding seconded by Councillor John, it was **AGREED** that the Town Council has **NO OBJECTION** to the part of this planning application relating to the part single storey extension and the new pitched roof to front elevation but **OBJECTS** to the part two storey rear extension as it is felt to be overdevelopment and overbearing to neighbouring properties.

Permitted CCC

P452 Current Planning Applications

19/00283/FUL – 13 Whitehouse Road

Proposed single storey annexe

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

The Town Council object to this planning application, for the following reasons the layout and density of the proposed development is over development for the property and neighbouring properties and the proposed development would overlook into neighbouring properties, in addition to this the committee object on Highways concerns as there is limited parking for the size of the existing property without the additional proposed development.

19/00279/FUL – Land North of Creekview Road Car Park Compass Gardens

Construction of club house and changing rooms. On a proposal by Councillor Birch seconded by Councillor Golding, it was **AGREED** that the Town Council is in support of this planning application and have no concerns regarding any material planning considerations, the town council feel that this would be a great asset for the town and wish the football club the best of luck with this application.

A point was raised as to whether the trees as detailed in the application as being removed could be relocated somewhere within the park as some immature trees were damaged during the recent storms

19/05023/TPO – 5 Clevis Drive

(T1) - Oak - Rear garden - Crown reduce to previous pruning points of 2-2.5m maximum - Remove epicormic growth up to crown break - Reason: Good tree maintenance to safeguard future life of tree

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

19/05027/TPO – 5 Clevis Drive

(T1) - Oak - Rear garden - Reduce the crown back to previous pruning points, approx. 2-2.5m, remove deadwood - Reason: To maintain tree, not to exceed current size.

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

19/00263/FUL – The Bight

Single storey rear and side extension with flat roof. On a proposal by Councillor Sismey seconded by Councillor Golding it was **AGREED** that the Town Council has NO OBJECTION although would like it noted that to be within keeping with the local area and character of the town a pitched roof would be preferred to be within keeping with the area and surrounding street scene.

19/00278/FUL – 5-7 Baron Road

Conversion of existing function room and construction of additional two storeys to create six residential units. New vehicle crossover and parking area. Construction of bicycle and bin stores

On a proposal by Councillor Golding seconded by Councillor John, it was **AGREED** that the Town Council has NO OBJECTION to this planning application, there is similar properties and developments with similar type and size in the surrounding area. The application details that 7 car parking spaces are dedicated to the proposed flats, the Town Council would like to see that this is enforced and that the parking spaces does not become parking for gym and Club Woodham users.

In addition to this the Town Council would like to ensure that the fencing on the lower floor are as detailed in the application are maintained at a low height and transparent

19/00222/FUL – 3 Connaught Drive

Demolition of existing conservatory, part single and part two storey rear extension. Additional front roof window.

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

18/02069/ADV – Site at Crouch Vale Nurseries

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

On a proposal by Councillor Golding seconded by Councillor John, it was **AGREED** that the Town Council has objection to sign detailed as CT, the Town Council feel that a externally illuminated sign would be more suitable given the nearby listed building and landscape.

19/00300/FUL Queen Elizabeth II Square

Change of use of 9 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy

19/00371/FUL - 59 Downleaze

Single storey front extension . Garage conversion.

On a proposal by Councillor Golding seconded by Councillor John, it was **AGREED** that the Town Council has NO OBJECTION to this planning application although concerns raised that due to party wall and the neighbouring property having living space behind their garage door that there is sufficient sound insulation between the properties as both areas would become habitable.

19/00310/FUL - 131 Hullbridge Road

Single storey front 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.

P453 Planning Applications – Non Material Amendments

It was noted that 14/00830/NMAT/9 – Former Crouch Vale Nurseries & Plantworld Burnham Road – Non-material amendment to planning permission

Non-material amendment to planning permission 14/00830/FUL. (Demolition of existing buildings and 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 a screened area to the west of the site to enclose air source air source heat exchangers for the heating system and air conditioning condensers.

P454 Chelmsford City Council Local Plan

Noted the Examiners Post Hearing Advice Notes dated 8th February 2019

P455 Report to Council

No items to report

P456 Media Coverage

No items to report

P457 Next Meeting

The Committee noted that the date of the next meeting is 30 April 2019 at 7pm.

There being no further business to discuss, the Chairman closed the meeting at 7.50pm.

Signed

Chairman of the Meeting

Date: 30 April 2019