

SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE

MINUTES of a Meeting held on Tuesday 27th August 2019
at 7.00 p.m.
at Champions Manor Hall.

Present

Councillor D Eley (Chairman)

Councillor I Roberts
Councillor M Sismey
Councillor A John

Councillor M Lobar
Councillor P Ferry

In Attendance: Town Clerk, Open Spaces Officer, Councillor Bentley, Birch Shearring, and O'Brien and 3 members of the public

P31 Apologies for Absence

Apologies for absence were received and accepted from Councillor Hammond.

P32 Declarations of Interest

No declarations of interest were received.

P33 Confirmation of Minutes

Minutes of the planning meeting held on 30th July 2019 were **APPROVED** as a true record of the meeting and signed by the Chairman.

P34 Public Questions

2 Residents present and discussed their concerns regarding planning application for 154 Celeborn Street, concerns with regard to size of the application and the effect that this will have on neighbouring properties. The latest planning application does not take into account pre planning advice. Additional concerns with regard to the removal of the favourable hip roof design. Concerns with regard to overlooking as a result of the first floor side window in the proposed two storey front extension replacement for the turret. Additional concerns raised regarding increase of the footprint of the property.

Resident present regarding concerns with Hullbridge Road / Burnham Road.

P35 Previous Planning Decisions

As at 27th August 2019 the following decisions differed from the Town Councils decision:

19/01129/FUL – 19 Ormesby Chime

Two storey rear extension

No objection SWFTC

Refused CCC

P36 Current Planning Applications

19/01034/FUL – 154 Celeborn Street

Two storey front bay extension, single storey front extension with 3 side facing dormers and roof lights. Rear single storey glass box extension. Fenestration changes to the front of the property and left hand side chimney corbelled.

It was **AGREED** that the Town Council **STONGLY OBJECTS** to this planning application due to the following: despite previous refused applications and pre planning advice the recommendations have not been incorporated into this application or subsequent amendments. The Town Council object on the ground that the proposed development is overbearing and not within keeping with the street scene, there are additional concerns with the 1m increase in the roof height and the impact that this will have on neighbouring properties.

19/01086/FUL – 2 Victoria Road

Retrospective application for 1.8m high fence.

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

19/01278/FUL – 53 East Bridge Road

Single storey side extension.

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

19/01334/FUL – 21a Ormesby Chine

Single storey rear extension and two storey side extension.

It was **AGREED** that the Town Council has **NO OBJECTION** to this planning application, although requested that the public footpath which runs parallel to the property is kept clear and accessible at all times if permission is granted.

19/01328/FUL – 1 Westmarch

Single storey rear extension.

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

19/01374/FUL – 35 The Chase

Demolition of existing rear conservatory and construction of single storey rear extension with roof window.

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

19/01308/ADV – Crouch Vale Nurseries

Installation and display of 2x internally illuminated welcome wall signs and 1 internally illuminated combined totem

Planning committee agree the following comments : whilst the Committee understand that the planning application is an amendment to the already approved 18/02069/ADV the Town Council would like to draw attention to the MM56 Policy SGS7 "Historic and Natural Environment" in the current Chelmsford City Council Local Plan "Preserve and where appropriate, enhance the setting of the listed buildings at Edwins Hall , Shaws Farmhouse, Tabrums, Wellington Farmhouse and Barn and Ilgars and the non-designated asset Hamberts Road" The Town Council object to the application for the totem due

to the location of the nearby listed building "Tabrums" and the signs aesthetically pleasing, in addition to this the site is 1m higher than the original application and it is felt that this application contradicts the SGS7 in the new emerging Local Plan

19/01305/CUPAM – 7 Trinity Square

Determination as to whether the Prior Approval of the local planning authority is required for the proposed change of use of a building from shops (classes A1 & A20 to a dwelling house (class C3)

The Town Council objects to the proposed change of use, it has been identified that the retail units within South Woodham Ferrers are declining. The emerging South Woodham Ferrers Neighbourhood Plan recognises that the area needs developing and would want to discourage change of use of retail to residential properties

P37 Amendments to Local Plan

A small cohort of Councillors consisting of Councillors Roberts, O'Brien, Birch and Hammond volunteered to represent the Town Council to give a response to the Chelmsford City Council Local Plan modifications consultation which takes place 1st August – 19th September, the group has met and produced a comprehensive report although more time is required to finalise. Report will be considered by Council on the 10th September 2019. Thanks expressed to members of the group.

P38 Hullbridge Road / Burnham Road

Correspondence received from Councillor Bentley following concerns raised regarding the footpath width along Hullbridge Road and the associated roadworks. Planning committee noted the correspondence and request that a copy of the safety audit is requested.

P39 Report to Council

Local Plan modification consultation

P40 Media Coverage

No media coverage.

P41 Next Meeting

The Committee noted that the date of the next meeting is 24th September 2019 at 7pm.

There being no further business to discuss, the Chairman closed the meeting at 7:55pm.

Signed

Chairman of the Meeting

Date: 24th September 2019