

SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE

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

Present

Councillor I Roberts (Chairman)

Councillor I Hammond
Councillor M Sismey

Councillor P Ferry
Councillor A John

In Attendance: Open Spaces Officer, Town Clerk Assistant, Councillors K Bentley, P Wyatt and M O'Brien

P53 Apologies for Absence

Apologies for absence were received and accepted from Cllrs. Eley and Lobar.

P54 Dispensation Considerations

None received.

P55 Declarations of Interest

No declarations of interest were received.

P56 Confirmation of Minutes

Minutes of the planning meeting held on 24th September 2019 were unanimously **APPROVED** as a true record of the meeting after a minor adjustment on reporting to Council P50 which was incorrect and signed by the Chairman of the meeting.

Councillor John, Bentley, O'Brien and Wyatt arrived at 7.05pm

P57 Public Questions

Two members of the public attended and after a proposal by Cllr Roberts it was unanimously agreed to allow Mr A Brunning to speak at the relevant part of the meeting, agenda item 9 "Crossings on B1012 Burnham Road". There were no other public questions.

P58 Previous Planning Decisions

As at 29th October 2019 the following decision differed from the Town Councils decision:

19/01304/FUL 154 Celeborn St.

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.

SWFTC : Objected

CCC : Permitted

P59

Current Planning Applications

19/01543/FUL 22 Crickhollow

Single storey front extension.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

19/01567/FUL 56 Brent Avenue

Single storey rear extension with a lean roof over and alterations to fenestration.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

Brickfields Surgery, Brickfields Road

Change of use from Doctors Surgery (use class D1) to a 14 bed house of multiple occupation - HMO (class C4). Minor alterations to existing fenestration. Additional bin and cycle parking area.

It was agreed that the Planning Committee **OBJECTS** to this planning application due to insufficient car parking and waste disposal concerns, also the available car parking would be compromised by the waste bins occupying a space.

19/01600/FUL Olaf House, Carron Mead

Single storey extension.

The Planning Committee has **NO OBJECTION** to this planning application.

19/05182/TPO 14 Creekview Road

Willow x 3 (forming part of G1TPO/2003/46 and referred to in attached Tree Report as T1, T2 and T3)

The Planning Committee has **NO OBJECTION** to this application.

19/01603/FUL Gazelle House, Old Wickford Road

Retrospective application for the conversion of ground floor into two flats, conversion of first floor into a 6 bed House in Multiple Occupation (HMO), with the installation of a first-floor window to the side elevation, and conversion of an outbuilding formerly used as offices into a 6 bed HMO.

The Planning Committee has **NO OBJECTION** to this planning application.

19/01641/FUL 19 Ormesby Chine

Construction of a part single and part two storey rear extension and single storey side extension.

Since Councillor Eley is absent from the meeting it was unanimously agreed that Councillor John would consider the application and a short-term extension agreed with Chelmsford City Council to allow us to submit our comments.

19/01685/FUL 1 Dunlin Close

Proposed loft conversion with front and rear dormers, and front first floor extension.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

19/01683/FUL 2 Ormesby Chine

Demolition of existing conservatory, with replacement single storey rear extension and part conversion of the integral double garage.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

19/01662/FUL 16 King Edwards Road

Increase to height of garage.

It was agreed that the Planning Committee has **NO OBJECTION** to this planning application.

P60 The committee noted the Revocation of Supplementary Planning Documents from Maldon District Council for (document attached):

- Developer Contributions Guide 2005
- Children's Play space 2006
- Accessibility to Buildings 2006
- Sadd's Wharf 2007
- Heybridge Basin Timber Yard 2007

P61 A resident addressed the committee on various aspects of the Essex Highways proposals and road workings, including some Health and Safety issues.

The Committee expressed disappointment at being invited to submit comments to Essex Highways for the Sainsbury/Medical centre roundabout junction after rather than before the junction was built and have the following safety concerns to submit Essex Highways before 8th November 2019.

- The roundabout height needs to be reduced as it masks the view of oncoming traffic.
- The road way width at the roundabout doesn't allow for the width of two vehicles therefore the lane road markings seem erroneous on the B1012 east of the roundabout and Hullbridge Road.
- The position of the pedestrian crossing on Hullbridge Road is too close to the roundabout with HGV's and buses not having enough length when stationary at the crossing and would partially block the roundabout.
- Hullbridge Road is now too narrow to accommodate two large vehicles with articulated bodies of lorries overhanging and their wing mirrors, there is a danger that pedestrians could be struck by large vehicle mirrors whilst walking on the east side of Hullbridge Road pavement.
- The desire crossing line for pedestrians approaching the Sainsbury/Medical site from the West bound bus stop area would be to use the refuge which does not have a proper light controlled pedestrian crossing which could lead to pedestrians crossing to save the long walk back to Hullbridge Road.
- The re-routing the 36 bus along King Edwards Road and the B1012 with the west bound bus services stopping on the east of the roundabout on the B1012 would avoid passengers crossing the road in an unsafe location at the refuge to the Sainsbury/Medical site
- The footway on the South West corner (by Tabrums) is below the required standard width and as a result is a hazard for pedestrians approaching from the west to Hullbridge Road. Which is the suggested

route for all public transport users leaving the bus at the relocated bus stop.

P62 Report to Council

Response given to Essex Highways re the pedestrian crossings on the B1012 Burnham Road and Hullbridge Road for their request for comments by 8th November 2019.

P63 Media Coverage

No media coverage

P64 Next Meeting

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

There being no further business to discuss, the Chairman closed the meeting at 8:03pm.

Signed

Chairman of the Meeting

Date: 26th November 2019