

**SOUTH WOODHAM FERRERS TOWN COUNCIL
PLANNING COMMITTEE**

MINUTES of a Meeting held on Tuesday 28th January 2020
At 7.00 p.m.
at Champions Manor Hall.

Present:

Councillor I Roberts as Chairman
Councillor I Hammond as Vice Chairman

Councillor A John
Councillor D Eley

Councillor P Ferry

In attendance: Town Clerk Assistant and Councillor O'Brien

P103 Apologies for Absence

Apologies for absence were **RECEIVED** and **ACCEPTED** from Councillors M Lobar and M Sismey

P104 Dispensation Considerations

None received.

P105 Declarations of Interest

No declarations of interest received.

P106 Confirmation of Minutes

The minutes of the meeting held on 14th January 2020 were agreed and signed as a true record of the meeting.

Proposed: Councillor Roberts

Seconded: Councillor Hammond

Vote: Carried

Councillor John arrived 7.15pm

P107 Seven members of the public were present with four speaking to raise their concerns being:-

40 Anchor Reach:

- screening and loss of trees
- design and image
- over development
- noise disturbance
- loss of privacy to neighbouring properties

Site at rear of 132 Hullbridge Road:

- loss of privacy
- high roof
- setting a precedence for further development along the track and in back gardens
- possibility of asbestos removal
- possibility of wood burner due to chimney being present
- thermal panels = eyesore
- more windows in the roof could be added at a later date creating more loss of privacy

P108 Previous planning decisions considered

19/01869/FUL, 1 – 10 Queen Elizabeth Square

Construction of a hand car wash in the car park of Asda, including the landing of a cabin and installation of a canopy and ANPR camera.

The planning committee opposed this application on the grounds of net loss of parking in the Town Centre in contravention of the policies contained in the Plan for South Woodham Ferrers SPD (2008) and the Chelmsford Local Plan, whereas Chelmsford City Council has permitted.

P109 Current Planning Applications

19/02095/FUL, 50 The Chase

Hip to gable loft conversion with extended box dormer to rear together with single storey side/rear extension.

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

19/02089/FUL, 11 Mount Pleasant Road

Single storey side and rear elevation dormer and front facing rooflights.

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

20/05002/TPO, Oakwood Lodge, Culver Rise

Oak (T1) rear garden of 10 Thornborough Avenue, CM3 5WG obstructing lamp column - Prune away from lamp column to achieve 0.5m clearance.

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

19/02121/FUL, Essex Carpet Sales, 43 Hullbridge Road

Change of use from retail (A) to the sale of motor cars (sui generis).

After a recorded vote:

No objection: Councillor Roberts, Hammond, Eley and John

Objection: Councillor Ferry

Vote: No objection carried

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

19/02119/FUL, Former Brickfields Surgery, 4 Brickfields Road

Part change of use from Doctors Surgery (use class D1) to an 8 bedroom house of multiple occupation - HMO (sui generis) at first and second floor levels. Existing ground floor to be retained as use class D1. Minor alterations to existing fenestration. Additional bin store and cycle parking to rear.

The planning committee **OBJECTS** to this planning application due to insufficient car parking and waste disposal concerns, together with the available car parking being compromised by the waste bins occupying a space.

19/02073/FUL, 40 Anchor Reach

Single storey side/rear extension to the south of the property. Double storey extension to the north, mirroring the current gable on the house and the raising of the garage roof by a nominal amount to provide adequate head room.

The planning committee **OBJECTS** to this planning application since it was considered over development of the site together with concerns of loss of privacy to residents of 15 Beckett Way due to overlooking.

20/00050/FUL, Site at the rear of 132 Hullbridge Road

Demolition of workshop to rear of site, site sub-division and construction of new chalet. Siting of a temporary log cabin during the process of works. The planning committee **OBJECTS** to this application due to the application being considered:

- over development of site
- setting a precedent for future developments on an unsuitable track
- inadequate access on an unmade narrow single track for emergency services
- inadequate ventilation on 1st floor
- inadequate parking
- loss of privacy to neighbours together with concerns that the design allows for scope for windows to be added to the first floor at a later date.
- concerns of asbestos removal
- concerns regarding the possibility of contamination due to previous land usage on site (i.e. fuel storage on site)

P110 Essex Coast Recreational Disturbance Avoidance & Mitigation (Essex RAMS)

The group formed to analyse this made a report from their meeting to consider:

- EU legislation
- alternative recreation sites
- signage
- action area
- budget and appendix 1 strategic mitigation
- schemes under 10 dwellings
- alternative to paying into RAMS
- steering group

The report was agreed to be submitted to Essex County Council.

Proposed: Councillor Eley

Seconded: Councillor Roberts

Vote: Unanimous

P111 Report to Council

Report from the group meeting regarding Essex Coast Recreational Disturbance Avoidance and Mitigation

P112 Media Coverage

No media release required.

P113 Next Meeting

The next meeting agreed as 25th February 2020.

There being no further business to discuss, the Chairman closed the meeting at 7.59pm.

Signed

Chairman of the Meeting

Date: 25th February 2020