

**SOUTH WOODHAM FERRERS TOWN COUNCIL  
PLANNING & ENVIRONMENT COMMITTEE**

**MINUTES** of a Meeting held on Tuesday 27th January 2026  
at 7.30p.m.  
at Champions Manor Hall

**Present:**

Councillor M O Brien (Chair)

Councillor A Shearring	Councillor D Thompson
Councillor I Roberts	Councillor P Ferry
Councillor F Knox	Councillor J Birch

In attendance: Environment Officer

**PE-25-361 Apologies for Absence**

Apologies for absence were **RECEIVED** and **ACCEPTED** from  
Councillor Price, Wilson & Sismey

**Absent** Councillor John

**PE-25-362 Dispensation Considerations**

None received.

**PE-25-363 Declarations of Interest**

None received.

**PE-25-364 Confirmation of Minutes**

The minutes of the Planning and Environment meeting held on 6<sup>th</sup> January 2026 were agreed as a true record.

**Proposed:** Councillor Thompson

**Seconded:** Councillor Shearring

**Vote: All in favour**

**PE-25-365 Public Questions**

No public questions raised.

**PE-25-366 Budgetary Position**

The budgetary position as of 21<sup>st</sup> January 2026 was **NOTED**.

**PE-25-367 Previous Planning Decisions and Appeals**

Committee **NOTED** planning decision differences from Chelmsford City Council.

**PE-25-368 Planning Applications**

**25/01703/FUL Land at Hamberts Cottages Burnham Road**

Demolition of 1 & 2 Hamberts Farm Cottages and redevelopment of the site to provide 8 x two bed flats in one three-storey block. To include ancillary car parking and refuse area to the front, and open space to the rear.

The Planning and Environment Committee **OBJECTS** to this application for the following reasons:

### **Overdevelopment and Inappropriate Scale**

The proposal represents a significant intensification of the site. Replacing two modest cottages with a three storey block of eight flats constitutes overdevelopment that is out of keeping with the semi-rural character of this part of Burnham Road.

The height, massing and density fail to respond positively to the local context, contrary to Local Plan Policy DM23 (High Quality and Inclusive Design).

The site has not been included in the SG10 section of the local plan, and the scale of the building does not match other buildings proposed for the new development and will look out of place and isolated.

### **Harm to Local Character and Street scene**

Burnham Road is characterised by low rise dwellings and a transitional rural edge. The proposed block form building would introduce an urbanising and visually intrusive presence, disrupting the established pattern of development. The third floor windows would result in loss of privacy to properties on the other side of the road and those in Brent Avenue.

This conflicts with Policy DM24 (Design and Character) and NPPF guidance requiring development to be sympathetic to local character. We disagree with the self-assessment which claims there would be no loss of habitat. An ariel view of the current site clearly shows important habitat, vegetation and greenery which would be lost and the bat survey is insufficient with lack of monitoring.

### **Highway Safety and Traffic Impact**

Burnham Road is a busy distributor road with high traffic speeds and a known collision history. The proposal would:

- Increase vehicle movements
- Create additional turning manoeuvres at a constrained access
- Add pressure to an already stressed corridor

This raises clear highway safety concerns and conflicts with Policy DM29 (Protecting Living and Working Environments) and Essex County Council's highway safety standards.

The development is located on a section of Burnham Road with no footpath on the application side and no safe pedestrian crossing facilities. The proposal therefore fails to provide safe and suitable access for residents, contrary to NPPF, Chelmsford Local Plan Policy DM29, and Essex Highways design standards 2024. The absence of a footway creates unacceptable risks for pedestrians and undermines opportunities for walking and sustainable travel. The application does not demonstrate how safe pedestrian access will be achieved and is therefore fundamentally unsound. A footpath to the nearby crossing should be provided, as pedestrian access would require crossing a busy road and a grass verge to safely reach the footway.

The proposed position for the parking is close to the Burham Road , which may impact on any further plans to install a footway as part of the new development. In accordance with Policy DM17 of the Development Management Policies as adopted as County Council Supplementary Guidance.

Access to the site should be designed in that left ingress and egress to the site is permitted, ideally with separate entrances and exits. The speed of vehicles on the highway ( to national speed limits for single carriageway road) and increased volumes of traffic would increase the risk of accident.

There lacks space for service vehicles such as delivery vehicles, recycling vehicles, and even during construction would cause traffic and safety concerns.

### **Lack of HIA and loss of Heritage**

There is no Heritage Impact Assessment with this application, as the buildings should be designated as a non-designated heritage asset , as per local plan policy DM13 & contrary to NPPF. We disagree that no assessment was required.

Hamberts Farm Cottages contribute to the historic rural character of the Burnham Road corridor. Under NPPF, the loss of non-designated heritage assets requires clear and convincing justification. The application does not demonstrate that demolition is necessary or that the replacement building would enhance the area. There are few heritage assets in South Woodham Ferrers, these buildings are often mentioned in local guides and are considered locally as historic.

### **Drainage and Surface Water Concerns**

The development significantly increases hardstanding and built footprint. Without robust SuDS measures, the scheme may worsen surface water run-off and localised flooding, contrary to NPPF Section 14 and Chelmsford's climate resilience policies.

#### **PE-25-369 SNN Consultation 26/00826/HNC Marsh Farm Road**

Committee considered if they have any comments on the rename of the property. Extension until the 28th of January 2025.

It was **AGREED** no comment to be submitted.

#### **PE-25-370 Land Northwest of Hamberts Farm Burnham Road South Woodham Ferrers Chelmsford 21/01961/OUT & 21/01961/FUL**

Committee **NOTED** a report regarding the amendments to the S106 conditions including a provision for public art.

#### **PE-25-371 Items to Note**

Committee **NOTED** the following –

- The Town Council recycled all the plastic sweet containers from the Christmas Fayre and over the Christmas Period and delivered

to the Town Crier to support the Tub2Pub recycling campaign 2026.

- The "letters to heaven post box "at the Garden of Remembrance contained 31 items over the Xmas period. In total the post box has received 56 letters/drawings since installation in September 2025.
- Completed Essex Highways works includes those around Collingwood Road and Brent Avenue, as well as pavement repairs in Hullbridge Road.
- The Essex Wildlife have no Fen report this month. The Town Clerk has been liaising with EWT and is awaiting contract information.
- JW Davis has completed a clear up of Collingwood Pond, litter removed and metal scrap. Area weeded and cleared.

#### **PE-25-372 Bus Grant**

Committee considered the report attached and a verbal update on options for the 2026 Essex Bus Grant Scheme.

**Proposal.** Not to apply for the option of the Maldon bus service.

**Proposed:** Councillor Roberts

**Seconded:** Councillor Knox

**Vote: All in favour**

**Proposal.** To apply for the Love Your Bus grant application for the restoration of the daytime Sunday 336 bus service with the support of FirstBus, County Council representative, and an amount for marketing costs to be included in the submission.

**Proposed:** Councillor O Brien

**Seconded:** Councillor Shearring

**Vote: All in favour**

#### **PE-25-373 Great British Spring Clean**

Committee considered a community litter pick with the SWF Litter pickers, litter picks with the local schools and videos of the children with thoughts on littering for media platforms or other campaign ideas.

**Proposal.** To agree to support the event, the litter picks and media excluding the pledge of the amount of litter to be collected.

**Proposed:** Councillor O Brien

**Seconded:** Councillor Birch

**Vote: All in favour**

#### **PE-25-374 John Cox**

Committee received an update from the working party costings for the development and advancement of the John Cox project.

**Proposal.** To contact the preferred supplier from the quotes presented to committee requesting a revised quote to consider all the works required, and for this to be reported back at the next meeting on 24<sup>th</sup> February 2026.

**Proposed:** Councillor Thompson

**Seconded:** Councillor Shearring

**Vote: All in favour**

**Proposal.** To install a replacement bin at the John Cox to replace the existing bin and placed in a location to ease emptying and for it not to interfere with planned works. Costs to be allocated to Litter & Vegetation Control budget code by the Town Clerk.

**Proposed:** Councillor O Brien

**Seconded:** Councillor Ferry

**Vote: Carried 1 against**

**Standing orders Standing Order 3.x was suspended to allow the meeting to exceed more than 2 hours.**

**Proposed:** Councillor Thompson

**Seconded:** Councillor Birch

**Vote: All in favour**

**Proposal.** To carry out improvement works to the access route for the coastal pathway at a cost of £1,200.00. JW Davis was **AGREED** to carry out the works. Costs to be allocated to Open Spaces John Cox budget code by the Town Clerk.

**Proposed:** Councillor O Brien

**Seconded:** Councillor Roberts

**Vote: All in favour**

#### **PE-25-375 Woodland Trees**

Committee received an updated report on options for the installation of the trees supplied by the Woodland Trust.

**Proposal.** To have a planting plan produced by Arborterra Ltd for £1,260.00 + vat. Costs to be allocated by the Town Clerk to the Tree Works budget code.

**Proposed:** Councillor O Brien

**Seconded:** Councillor Ferry

**Vote: Carried 1 against**

#### **PE-25-376 Report to Council**

Nothing to report

#### **PE-25-377 Media Coverage**

No media coverage.

#### **PE-25-378 Next Meeting**

The next meeting is to be held on 24th of 2026 at 7.30pm.

There being no further business to discuss the Chair closed the meeting at 9.36pm

Signed .....

Date: 24<sup>th</sup> February 2026