

Planning & Environment COMMITTEE A G E N D A

**For a Meeting to be held on Tuesday 24th June 2025
at 7.30pm
at Champions Manor Hall, Hullbridge Road,
South Woodham Ferrers**

**Membership:
Councillor M O Brien Chairman
Councillor S Wilson Vice-Chairman**


Councillor M Sismey
Councillor P Ferry
Councillor A Shearring

Councillor G Piesse
Councillor J Birch
Councillor I Roberts

Councillor A John
Councillor D Thompson
Councillor P Price

Local residents are welcome to attend this meeting. At the meeting, your elected Councillors will take decisions affecting YOU, the Community, and the Town. At the beginning of the meeting there is an opportunity for you to make representations, answer questions and give evidence in respect of any item of business on the agenda. The public may participate for up to 15 minutes for this purpose. If you have any queries, please telephone the Town Clerk on 01245 321 817. Please join us.

**Karen Atkins
Town Clerk
18th June 2025**



1. Apologies if Absence

To RECEIVE apologies for absence.

2. Dispensation considerations

To consider any dispensations, as required. Standing Order 12. Dispensation requests shall be in writing and submitted to the Town Clerk as soon as possible before the meeting, or failing that, at the start of the meeting for which the dispensation is required.

3. Declarations of Interest

Any Member declaring an interest is asked to state whether this is a pecuniary registerable or non-registerable interest. Clarification, if required, can be sought prior to the meeting with the Chairman or the Town Clerk.

4. Confirmation of Minutes

To APPROVE the minutes of the meeting held on 27th May 2025 as a true record.

5. Public Questions

In accordance with Standing Order 3.e to allow up to 15 minutes for members of the public to make representations, answer questions and give evidence in respect of any item of business covered by the Committees terms of reference. At the close of this item members of the public will no longer be permitted to address the Committee; Members with pecuniary interests will also not be permitted to speak, address the Committee on those interests and must leave the meeting when the item in relation to their interest is being discussed.

6. Cabinet Member for a Greener Chelmsford

Committee to discuss concerns with Councillor Rose Moore over the management of trees and green spaces in South Woodham Ferrers.

7. Budgetary Position

The budgetary position on 18/06/2025 is attached to the agenda.

8. Previous Planning Decisions and Appeals

To note the City Council planning decisions which differ from the Town Council recommendations will be circulated prior to the meeting.

9. Planning Applications

To consider and agree comments on the planning applications as detailed on the list circulated and displayed on the Town Council noticeboards and website.

10. Items to Note

- Essex County Council's Transport East's Travel Behaviour Survey Report for Essex. Full report attached with agenda and on the website <https://www.transporeast.gov.uk/travel-survey/essex>
- TPO Confirmation TPO/2025/009 and Provisional TPO Notification TPO/2025/018.
- Emergency tree works were completed at the Uniform Youth Site on Monday 16/6/2025. Photos attached.
- The broken slats on the bridge located at the Fen was repaired on Saturday 24th May 2025 as emergency safety work. Photos attached.

11. Fen

To consider quotations attached to the agenda to have the stock mesh fencing and gates fencing from the grazing area on the Fen removed and disposed of.

12. Sluice gate Inchbonnie Road

To consider and quotation attached to the agenda by a local artist to have a mural painted on the Sluice Gate Wall to combat graffiti. The Environment Agency have granted permission for artwork.

13. Woodland Trust

Application for 'free trees for school and communities' initiative by Woodland Trust has been successful. To consider and agree placement of up to 420 saplings.

14. Report to Council

To agree items for report to the next Council meeting is on 21st October 2025.

15. Media Coverage

To consider whether any items on this Agenda warrant a Media release, and, if so, to agree a Councillor to comment if applicable.

16. Next Meeting

The next meeting of the Planning and Environment Committee will be on 29th July 2025 at 7.30pm.

Any member who is unable to attend the meeting should send their apologies and reason to the Town Clerk prior to the meeting.

Detailed Income & Expenditure by Budget Heading 18/06/2025

Month No: 3

Cost Centre Report

	Actual Year To Date	Current Annual	Variance Annual	Committed Expenditure	Funds Available	% Spent
300 Environment General						
4325 Litter Control	139	3,500	3,361		3,361	4.0%
4328 Tree Works	450	8,000	7,550		7,550	5.6%
4505 Open Spaces Maintenance	299	2,500	2,201		2,201	11.9%
4506 Open Spaces Maint. (John Cox)	2,108	13,000	10,892		10,892	16.2%
4700 Street Furniture & Signage	0	4,000	4,000		4,000	0.0%
4705 Hanging Baskets	10,715	13,000	2,286		2,286	82.4%
4710 Roundabout Sponsorship	0	2,000	2,000		2,000	0.0%
4715 Road Safety	0	1,800	1,800		1,800	0.0%
4720 Fenn Maintenance	409	10,000	9,591		9,591	4.1%
Environment General :- Indirect Expenditure	14,119	57,800	43,681	0	43,681	24.4%
Net Expenditure	(14,119)	(57,800)	(43,681)			
310 Garden of Remembrance						
1300 Garden of Remembrance Income	9,064	14,300	5,236			63.4%
Garden of Remembrance :- Income	9,064	14,300	5,236			63.4%
4010 Water	0	150	150		150	0.0%
4760 GoR Supplies	1,854	5,000	3,146		3,146	37.1%
4765 GoR Maintenance	738	6,000	5,262		5,262	12.3%
4770 GoR Security	0	5,200	5,200		5,200	0.0%
Garden of Remembrance :- Indirect Expenditure	2,592	16,350	13,758	0	13,758	15.9%
Net Income over Expenditure	6,472	(2,050)	(8,522)			
Grand Totals:- Income	9,064	14,300	5,236			63.4%
Expenditure	16,711	74,150	57,439	0	57,439	22.5%
Net Income over Expenditure	(7,647)	(59,850)	(52,203)			
Movement to/(from) Gen Reserve	(7,647)	(59,850)	(52,203)			

Planning Differences for Meeting 24th June 2025

There have been no planning differences since 21st May 2025.

Planning Applications To Be Considered at Meeting 24th June 2025

25/00781/FUL	10	Willow Grove	Single Storey Rear Extension	MOB
25/05098/TPO	24	The Spinnaker	T7 Oak- Reduce branches and growth by 1.9m - Reason: Branches to close to house.	AS
25/00795/FUL	7	Osterley Place	Proposed single storey rear extension with pitched roof, adjoining to existing garage.	JB
25/00838/FUL	24	Clements Green Lane	Single storey rear extension to replace existing conservatory. Single storey side extension. Addition of window to side elevation.	SW

Please note that we are not the Planning Authority for these details please sign up for application alerts in your area from Chelmsford City Council.



CONFIRMATION OF TREE PRESERVATION ORDER TPO/2025/009

Land North East Of Cornwallis Drive South Woodham Ferrers Chelmsford Essex

This Order was confirmed by the Chelmsford City Council on **5th day of June 2025**, subject to the following modification:

Removed the Eucalyptus tree from this Order as within the neighbouring curtilage and served a new Order for the tree (TPO/2025/018).

Signed on behalf of the Chelmsford City Council

Keith Holmes

KEITH HOLMES

Planning Development Services Manager

Authorised by the Council to sign in that behalf

**SCHEDULE 1
THE PROPOSED CHELMSFORD
TREE PRESERVATION ORDER TPO/2025/009**

**TREES SPECIFIED INDIVIDUALLY
(ENCIRCLED IN BLACK ON THE MAP)**

T1 Maple - Situated to the northwestern boundary of the separated garden area

T2 Maple (purple) - Situated to the northwestern boundary of the separated garden area

~~T3 Eucalyptus—Situated to the eastern boundary of the separated garden area~~

**TREES SPECIFIED BY REFERENCE TO AN AREA
(WITHIN A DOTTED BLACK LINE ON THE MAP)**

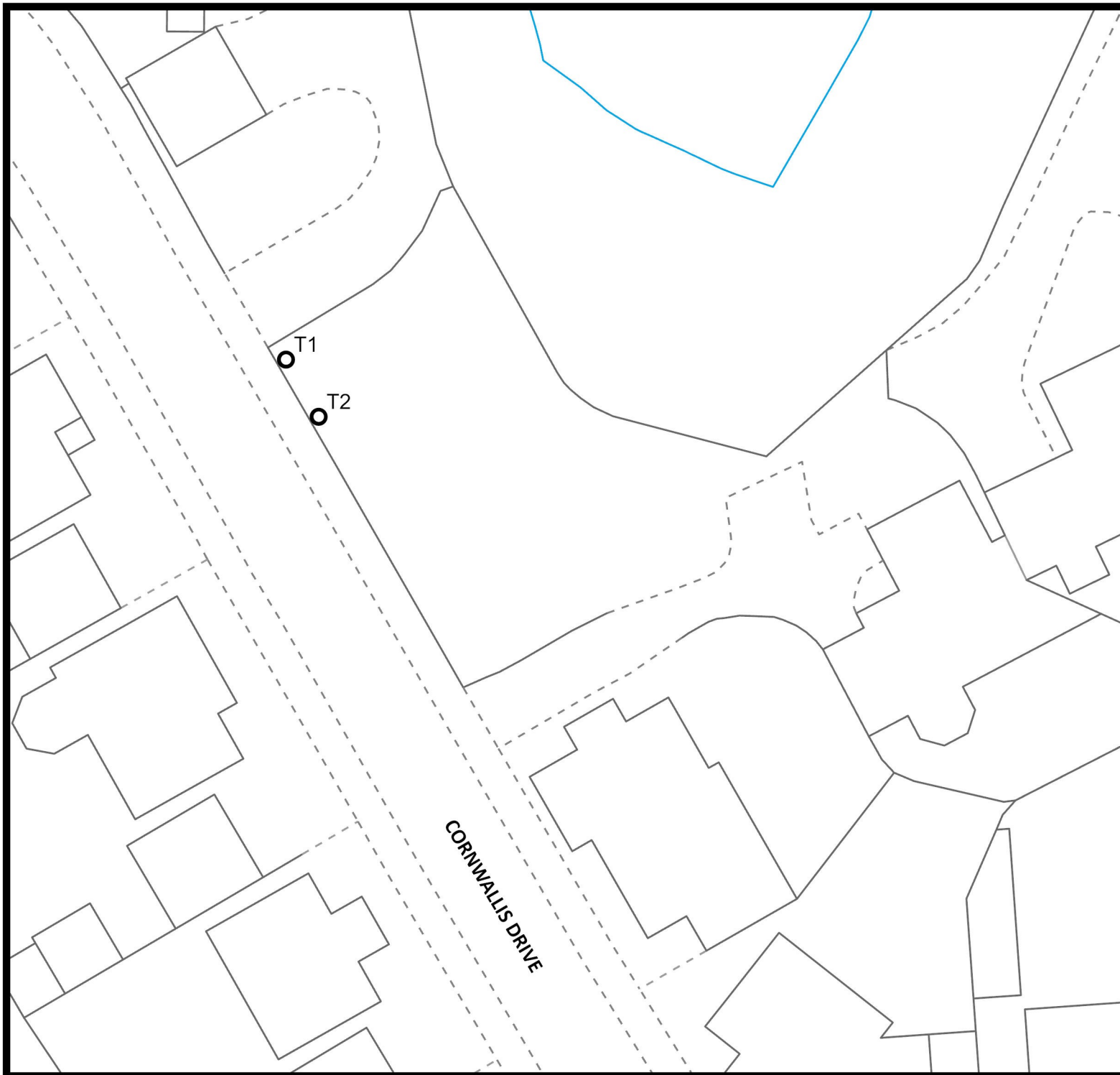
None

**GROUPS OF TREES
(WITHIN A BROKEN BLACK LINE ON THE MAP)**

None

**WOODLANDS
(WITHIN A CONTINUOUS BLACK LINE ON THE MAP)**

None



**Directorate for Sustainable Communities
Planning and Development Management**

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

The Chelmsford Tree Preservation Order

TPO/2025/009
Land North East Of Cornwallis Drive
South Woodham Ferrers
Chelmsford
Essex

Keith Holmes

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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

THE TREE PRESERVATION ORDER NO. TPO/2025/018

Address: Land Adjacent 14 Creekview Road South Woodham Ferrers Chelmsford Essex CM3 5GU

The Chelmsford City Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Tree Preservation Order ("the Order"):-

Citation

1. This Order may be cited as the Chelmsford City Council Tree Preservation Order No. **TPO/2025/018**

Interpretation

2. (1) In this Order "the authority" means the Chelmsford City Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which is it made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions to regulation 14, no person shall –
 - (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, uprooting, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 22nd day of May 2025

Signed on behalf of the Chelmsford City Council

Keith Holmes

KEITH HOLMES

Planning Development Services Manager

Authorised by the Council to sign in that behalf

SCHEDULE 1

THE PROPOSED CHELMSFORD TREE PRESERVATION ORDER TPO/2025/018

TREES SPECIFIED INDIVIDUALLY (ENCIRCLED IN BLACK ON THE MAP)

T1 Eucalyptus - Situated to the southern boundary of the Land Adjacent 14 Creekview Road

TREES SPECIFIED BY REFERENCE TO AN AREA (WITHIN A DOTTED BLACK LINE ON THE MAP)

None

GROUPS OF TREES (WITHIN A BROKEN BLACK LINE ON THE MAP)

None

WOODLANDS (WITHIN A CONTINUOUS BLACK LINE ON THE MAP)

None

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

PART 6

COMPENSATION

Compensation

24.-(1) If, on a claim under this regulation, a person establishes that loss or damage has been caused or incurred in consequence of-

(a) the refusal of any consent required under these Regulations;

(b) the grant of any such consent subject to conditions; or

(c) the refusal of any consent, agreement or approval required under such a condition, that person shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this regulation-

(a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or

(b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under these Regulations for the felling in the course of forestry operations of any part of a woodland area-

(a) they shall not be required to pay compensation to any person other than the owner of the land;

(b) they shall not be required to pay compensation if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is subject to an appeal to the Secretary of State, the date of the final determination of the appeal; and

(c) such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any case other than those mentioned in paragraphs (2) or (3), no compensation shall be payable to a person-

(a) for loss of development value or other diminution in the value of the land;

(b) for loss or damage which, having regard to the application and the documents and particulars accompanying it, was not reasonably foreseeable when consent was refused or was granted subject to conditions;

(c) for loss or damage reasonably foreseeable by that person and attributable to that person's failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or

- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under these Regulations or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 of the Forestry Act 1967(**22**) (terms of compensation on refusal of licence) shall apply to the assessment of compensation under paragraph (3) as they apply to the assessment of compensation where a felling licence is refused under section 10 of the Act(**23**) (application for felling licence and decision of Commissioners thereon), as if-

- (a) for any reference to a felling licence there were substituted a reference to a consent required under these Regulations; and.
- (b) for the reference to the Commissioners there were substituted a reference to the authority.

(6) Claims for payment of compensation by virtue of paragraph (1) shall be made in writing to and paid by the authority.

(a) This paragraph applies where-

- (i) an authority have granted consent under regulation 17(1) and (3) for felling in the course of forestry operations all or any part of a woodland area to which an order applies;
- (ii) such consent is granted subject to a condition under regulation 17(2)(a) requiring trees to be planted; and;
- (iii) the Forestry Commissioners decide not to make a grant or loan under section 1 of the Forestry Act 1979(**24**) (finance for forestry) in respect of the planting required by such a condition as is mentioned in paragraph (ii) for the reason that such a condition frustrates the use of the woodland area for growing of timber or other forest products for commercial purposes and in accordance with the rules or practice of good forestry;

- (b) where this paragraph applies, the Forestry Commissioners shall, at the request of the person under a duty to comply with such a condition as is mentioned in sub-paragraph (a)(ii), give a certificate stating whether they have decided not to make such a grant or loan as is mentioned in sub-paragraph (a)(iii) and, if so, the grounds for their decision.

(8) Any question of disputed compensation under this regulation shall be referred to and determined by the Upper Tribunal(**25**).

(9) In relation to the determination of any such question, the provisions of section 4 of the Land Compensation Act 1961(**26**) (costs for proceedings of Upper Tribunal) and sections 22 (Tribunal Procedure Rules) and 29 (costs or expenses) of the Tribunals, Courts and Enforcement Act 2007 shall apply subject to any necessary modifications and to the provisions of these Regulations.

(10) This regulation shall not apply to orders to which regulations 26(3) or 26(4) apply.

(11) In this regulation-

“development value” means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and “owner” has the meaning given by section 34 of the Forestry Act 1967(**27**) (meaning of “owner”).

581643

581743



**Directorate for Sustainable Communities
Planning and Development Management**

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

The Chelmsford Tree Preservation Order

TPO/2025/018

Land Adjacent 14 Creekview Road
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Keith Holmes

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CREEKVIEW ROAD

CORNWALLIS
DRIVE

T1

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