

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

MINUTES of a Meeting held on Tuesday 27th February 2024
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor A Shearring Chair
Councillor S Wilson Vice Chair

Councillor D Thompson
Councillor P Ferry
Councillor J Birch
Councillor T Perham Lake

Councillor G Piesse
Councillor D Eley
Councillor M Sismey

In attendance: Environment & Leisure Officer and four members of the public.

PE379 Apologies for Absence

Apologies of absence were received and accepted from Councillor A John & A Humprey

Absent Councillor M O'Brien

PE380 Dispensation Considerations

In accordance with Standing Order 12 Councillor G Piesse's request in writing and submitted to the Town Clerk for Agenda Item 15 Coburg Place Parking was **AGREED**.

PE381 Declarations of Interest

Councillor G Piesse for Agenda Item 15 Coburg Place Parking.

PE382 Confirmation of Minutes

The minutes of the Planning and Environment meeting held on 30th January 2024 were agreed as a true record of the meeting.

Proposed: Councillor Birch
Seconded: Councillor Thompson
Vote: **Carried**

PE383 Public Questions

Two members of the public commented on item 7, 1st Woodham Ferrers Scout Group. Two members of the public commented on parking along Hullbridge Road near the junction of The Laurels.

PE384 Budgetary Position

The budgetary position as of 21st February 2024 was **ACCEPTED** and **NOTED**.

Proposed: Councillor Birch
Seconded: Councillor Thompson
Vote: **Carried**

PE385 1st Woodham Ferrers Scouts Group

Committee discussed the request from the 1st WF Scout Group to construct a new additional meeting hut close to the existing building. Information attached to agenda.

Proposal: For this item to be discussed at Council on the 19th of March, including the possible extension of any current leases.

Proposed: Councillor Sismey

Seconded: Councillor Birch

Vote: Carried

PE386 Previous Planning Decisions and Appeals

Committee **NOTED** that there were no differences from Chelmsford City Council.

PE387 Planning Applications

24/00013/FUL 7-11 Haltwhistle Road

Proposed warehouse extension and canopy.

It was agreed that the Planning and Environment Committee has **NO OBJECTIONS** to this application.

24/00041/FUL Spacio 11 – 19 Hamberts Road

Demolish the existing storage unit and replace it with a new two-storey unit. A new two-storey side extension and new first-floor addition to the rear building wing.

It was agreed that the Planning and Environment Committee makes **NO COMMENT** to this application.

23/01788/FUL Site At 34-46 and 11-23 Baron Road and Heralds Way respectively

Change of use of first and second floors from vacant education space (class F1) to create 34 new apartments (class C3) and external alterations.

It was agreed that the Planning and Environment Committee would like to make the following comment;

The application is for a change of use from education to housing by converting the classrooms to 34 apartments. There has been a previous similar application. This was rejected for various reasons including lack of parking, reduction in retail space, no open space / poor facilities for residents., use of the central court for parking would reduce access to the retail units, insufficient affordable housing.

The application does not include any parking. The applicant justifies this by arguing that: town centre site with lots of amenities within walking distance, nearby bus stops and bus routes, nearby railway station, likely residents would not use many cars, nearby car parks – Barons Road, Tylers Ride, Knight Street, Unrestricted Street parking nearby – e.g. Roding Leigh, provision of cycle racks. South Woodham Town Council still believe that Car Parking is an issue. Two of the car parks are up for sale and any new owner might want to use them for some other use. The application measured available capacity at 00:45 and 05:00 hours because any residents would mainly want to use parking overnight. Unsurprisingly there were plenty of empty spaces at those times. However, presumably the residents would also want parking in the evenings and weekend daytimes when usage is

very high and there are few if any empty spaces currently. In addition, there is a 4-hour time restriction on use of the Barons Road car Park. There have been complaints from residents of Roding Leigh regarding all day parking by non-residents, possible rail users or town centre workers.

The Council is disappointed that the application includes no affordable housing.

The first and second floors of this building have been unused since 2019, The Council believes it is desirable to bring these floors back into use. It has not been well maintained in that time. A conversion into apartments would mean it would provide housing, add to the life and use of the town centre. It is using a brownfield site to provide housing.

PE388 Items to Note

Committee **NOTED** the reports attached to the agenda.

- Fenn Report – Update February 2024 from the Fen Warden.
- Update from Essex Highways on Willow Grove.
- Rural Payments Agency RPA - Committee to **NOTED** the application has been sent for Town Council land funding.

Councillor Eley joined the meeting at 8:28pm

PE389 Floral Displays

Committee considered the number of floral displays for 2024. Councillors received a written report from the Town Clerk.

Proposal: To reduce the amount by two planters in the locations recommended by the Town Clerk.

Proposed: Councillor Perham Lake

Seconded: Councillor Birch

Vote: Carried

PE390 Tree Survey

Committee considered the breakdown of costs for recommended work including the key areas along footpath 26/32 by the arboriculture expert on the recent completed tree survey. The Town Council must be compliant with Health & Safety and a duty of care to residents. Financial report provided by the Town Clerk/RFO was sent prior to meeting.

Proposal: To agree quote A and for this recommendation to be brought to the Council meeting on the 19th of March and to agree the additional finance needed to complete the proposed works.

Proposed: Councillor Birch

Seconded: Councillor Wilson

Vote: Carried

PE391 Essex Minerals Local Plan review

Committee considered comments from the Town Council on the Replacement Minerals Local Plan Review – 2025 to 2040. The Public consultation runs from 6th February to 19th March 2024.

It was **AGREED** not to make any comment on this consultation.

PE392 SWF Green Week

Committee discussed ideas for the SWF Green Week. Environment Officer updated on a report.

Proposal: For a series of green initiatives to be discussed at the next Planning & Environment meeting on 26th March 2024. Report to be presented by the Environment & Leisure Officer. SWF Green Week will be week commencing 24th June 2024.

Proposed: Councillor Eley

Seconded: Councillor Perham Lake

Vote: Carried

PE393 Coburg Place Parking

Committee discussed the parking at Coburg Place.

Proposal: Any future requests for new parking restrictions will be directed to the officers to give the appropriate advice on how to apply to the South Essex Parking Partnership - SEPP directly.

Proposed: Councillor Shearring

Seconded: Councillor Eley

Vote: Carried 1 Abstained

PE394 Report to Council

- No items to report.

PE395 Media Coverage

- No items for media coverage

PE396 Next Meeting

The next meeting is to be held on 26th March 2024 at 7.30pm.

There being no further business to discuss the Chairman closed the meeting at 9.28pm

Signed

Date: 26th March 2024