

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

MINUTES of a Meeting held on Tuesday 29th April 2025
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor S Wilson Vice Chair

Councillor I Roberts
Councillor P Price
Councillor G Piesse

Councillor A Shearring
Councillor M Sismey
Councillor J Birch
Councillor P Ferry

In attendance: Environment and Leisure Officer

PE-25-209 Apologies for Absence

Apologies of absence were **RECEIVED** and **ACCEPTED** from
Councillor M O Brien, Councillor D Thompson & Councillor A John.

PE-25-210 Dispensation Considerations

None received.

PE-25-211 Declarations of Interest

None received.

PE-25-212 Confirmation of Minutes

The minutes of the Planning and Environment meeting held on 25th
March 2025 were agreed as a true record.

Proposed: Councillor Sismey

Seconded: Councillor Shearring

Vote: All in Favour

PE-25-213 Public Questions

No public questions raised.

PE-25-214 Budgetary Position

The budgetary position as of 23rd April 2025 was **NOTED**.

Councillor P Ferry Joined the meeting at 7:58 pm

PE-25-215 Previous Planning Decisions and Appeals

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

PE-25-216 Planning Applications

25/00369/FUL 6 Warwick Parade

Extraction flue to the rear to use unit as a fish and chips restaurant.

The Planning and Environment Committee **OBJECTS** to this application. Extraction flue to the rear to use unit as fish and chips restaurant.

The proposal to install an extraction flue at 6 Warwick Parade, South Woodham Ferrers, enabling the operation of a Fish and Chip restaurant with seating for 24, raises significant concerns due to its impact on the surrounding residential area.

Noise: The restaurant's proposed hours (11 am–11 pm) will likely cause disturbances, including noise from diners, queues, and delivery drivers. These issues, compounded by potential anti-social behaviour if alcohol is served, were not fully considered in the noise report. This contravenes DM29 (ii).

Smells: While the flue aims to reduce odours, fish aromas will likely still affect nearby residents, especially during breezy weather. Furthermore, practices such as leaving doors open on hot days will exacerbate the problem, breaching DM29 and DM30 by impacting air quality and residents' wellbeing.

Parking: Warwick Parade's 25 parking spaces are already insufficient, often leading to overflow parking on pavements and blocking driveways. The restaurant's customers, takeaway drivers, and delivery services will exacerbate this congestion, creating additional safety and accessibility issues.

Economic and Safety Concerns: The claim of job creation is questionable, given the area is already well-served by similar food outlets. Increased competition may harm existing businesses. Additionally, the restaurant's higher fire risk could elevate insurance premiums for neighbouring properties, particularly the residential flats above.

In summary, while the flue itself is the focus of the application, its installation directly facilitates these negative outcomes. For these reasons. This proposal fails to adequately address its impacts on residents' quality of life, local infrastructure, and existing businesses, making it unsuitable for this location also due to the fact that this will make parking even more of an issue than is currently experienced. The volume of custom would cause parking on the junction or into side roads.

Policy DM29

A... The development shall also not result in excessive noise, activity or vehicle movements; and

- ii. is compatible with neighbouring or existing uses in the vicinity of the development by ensuring that the development avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless appropriate mitigation measures can be put in place and permanently maintained.

Policy DM30

... there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land;

25/05066/TPO 24 The Spinnaker

T7 - Reduce branches by 3.0m - Reason: Tree close to house and has been used by squirrels to enter loft

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/00430/CUPAMA LJS Electrical 54 Hullbridge Road

Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from Commercial, Business and Service (Class E) to 1 new dwelling (Use Class C3

In the opinion of the Town Council, we deem it necessary that this planning application should be subject to a full application.

25/00435/FUL 63 Celeborn Street

Single storey rear extension

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/05070/TPO 24 9 Quarter Gate

T3 & T4 Robinia - Crown reduce both trees by 2m, Crown lift to 3m from ground level and remove deadwood. Reason:- routine maintenance to ensure the trees do not become too large for their location and to prevent the trees from touching the property buildings
The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/05069/TPO 34 The Spinnaker

T10 Oak- Located in rear garden of 34 The Spinnaker- Crown reduce back to previous pruning points removing 3m of regrowth maintaining the natural shape of the crown to ensure the branches do not damage the flu for the boiler on roof and guttering of roof. To ensure tree does not become too large for its location and cause damage to adjacent property

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/05071/TPO 24 Block 2 To72 Haltwhistle Road

T2 & T3 London Plane- Located in rear garden- 3m crown reduction, 3m crown lift and remove deadwood over 30mm Reason: To safeguard future life of trees

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/00498/FUL 32 Manor Road

Proposed two storey front and rear extensions

The Planning and Environment Committee **OBJECTS** to this application on the grounds of over development, lack of green space and existing outbuilding without planning permission.

Policy DM29

i. safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing

Policy DM23

A. Development must be compatible with its surroundings having regard to scale,

ii. ... are compatible with the character and appearance of the area, and also where relevant the host building, in terms of their siting, scale...

25/00545/ADV Bus Shelter Merchant Street

Digital advert on the real-time passenger information screen located at the bus stop. (Renewal of permission 19/00700/ADV)

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/00592/FUL 10 Kings Way

Proposed first floor side extension over existing garage.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/00451/FUL 1A-1D Bucklebury Heath

Existing Timber Cladding to be replaced with Cedral Click Cladding System to match existing appearance.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

25/00450/FUL Block 5 to 15 Meriadoc Drive

Existing Timber Cladding to be replaced with Cedral Click Cladding System to match existing appearance.

The Planning and Environment Committee has **NO OBJECTIONS** to this application.

PE-25-217 Planning Application Process

Committee considered the Clerks recommendation for planning applications to be circulated to all committee members for review before the meeting. The current practice is planning applications are allocated to individual councillors to consider and present their views to the rest of the committee. Town Clerks report attached to minutes as an appendix

Proposal: To continue with the existing system for trees or applications unless they are for two or more properties where two councillors should be selected; or for large developments, a working group is recommended.

Proposed: Councillor Piesse

Seconded: Councillor Price

Vote: 2 Abstained, 3 Against, 3 In favour.

In accordance with Standing Order 3r **the chairman of a meeting may give an original vote on any matter put to the vote, and in the case of an equality of votes may exercise his casting vote whether or not they gave an original vote.**

Vote: Carried.

Casting Vote In favour.

Proposal: Not to adopt the full recommendations as laid out in the report from the Town Clerk attached to minutes.

Proposed: Councillor Wilson

Seconded: Councillor Sismey

Vote: Carried

Abstain: One

PE-25-218 Items to Note

Committee **NOTED** the following –

- The Town Council were unsuccessful with their application for the Love Your Bus Grant
- Chelmsford City Council have confirmed 4th September 2025 as the Love Your Parish Day date for South Woodham Ferrers. The Love Your Chelmsford team will also be available for a community Litter pick 10am to 12 noon. Details to be confirmed.

PE-25-219 SWF Open Spaces

The Committee discussed recent projects and concerns within SWF and any ongoing actions. The Environment Officer gave an update on a response from Chelmsford City Council regarding the felling of trees in Hullbridge Road and the installation of a new Orchard in Compass Gardens.

Proposal: For the Town Clerk to invite Councillor Rose Moore to come to a meeting to discuss concerns over the management of trees and green spaces in the town.

Proposed: Councillor Shearring

Seconded: Councillor Roberts

Vote: All in Favour

PE-25-220 Fen

- The Committee considered the Fen report presented at the meeting by the Environment Officer.
- The Committee received a resident request for a bench on the Fen. Information was presented at the meeting.

Proposal: To decline the request for a bench on the Fen.

Proposed: Councillor Shearring

Seconded: Councillor Roberts

Vote: Carried

3 Abstained 1 Against, 3 In Favour

PE-25-221 Proposed Wildflower meadow Marsh Farm Country Park

Councillor Shearring gave a verbal update.

PE-25-222 Street Service Operative Report 2024/5

The Committee received a report on some of work completed by the SSO in 2024/25.

Councillors wished to thank our SSO John Rogers for the work he has carried out.

PE-25-223 Report to Council

- SSO Works
- Love Your Parish Day date for South Woodham Ferrers

PE-25-224 Media Coverage

- No Media Coverage

PE-25-225 Next Meeting

The next meeting is to be held on 27th of May 2025 at 7.30pm.

The Vice-Chair thanked the Committee, Clerk and Officers for their work on the committee during this period, on behalf of himself and the Chairman.

There being no further business to discuss the Vice-Chair closed the meeting at 9.14pm

Signed

Date: 27th May 2025