

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

MINUTES of a Meeting held on Tuesday 30th June 2026
at 7.30p.m.
at Champions Manor Hall

Present:

Councillor S Wilson (Chair)
Councillor M O'Brien (Vice Chair)

Councillor A Shearing	Councillor D Thompson
Councillor I Roberts	Councillor D Eley
Councillor A Cash	Councillor J Birch
Councillor P Ferry	
Councillor K Bentley	

In attendance: Environment Officer and 2 members of the public

PE-26-453 Apologies for absence were **RECEIVED** and **ACCEPTED** from
Councillor P Price & Councillor M Sismey

PE-26-454 Dispensation Considerations
None received.

PE-26-455 Declarations of Interest
None received.

PE-26-456 Confirmation of Minutes
The minutes of the Planning and Environment meeting held on 28th
April 2026 were agreed as a true record.
Proposed: Councillor K Bentley
Seconded: Councillor P Ferry
Vote: All in favour

PE-26-457 Public Questions
A member of the public spoke in relation to planning application
26/00316/FUL which will be used as a Men's Shed.

PE-26-458 Budgetary Position
The current budgetary position as of 24 of June 2026 attached to the
agenda was **AGREED** and **NOTED**.

PE-26-459 Previous Planning Decisions and Appeals
Committee **NOTED** planning decision differences from Chelmsford
City Council.

PE-26-460 Planning Applications
26/05088/TPO 11 Taffrail Gardens
T16 - Oak - Crown reduction by 3m back to previous points. Crown
thin by 10%. Crown lift to 6m. Reason - Tree hasn't been cut for a
number of years
The Planning and Environment Committee has **NO OBJECTIONS** to
this application.

26/05109/TPO 5 Starboard View

T15 - Oak - Reduce the crown of the tree to previous reduction points by removing no more than 2m, pruning to previous pruning points. Reason - to maintain the balance of the crown and a natural shape. To maintain the tree a suitable size for its location and so it does not cause damage to the adjacent building.

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

26/00624/FUL 20 Mount Pleasant

Part two storey part single storey rear extension. Single storey front extension with garage conversion. Removal of existing side extension.

The Planning and Environment Committee wishes to comment that there is concern the application does not comply with policy DM29 development that causes an unacceptable loss of light, overshadowing, or an overbearing visual impact on neighbouring residential spaces.

Councillor M O Brien declared an interest in planning application 26/00624/FUL as residents are known to him, and did not vote.

26/00316/FUL Teddy Tastic Bear Co Ltd, Marsh Farm Visitor Attraction Marsh Farm Road

Erection of steel framed and clad workshop building (Class E) and associated parking facilities

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

At 8.08pm 2 members of the public left the meeting

26/00637/FUL Land South East Of Potters Farm Potters Lane

A ground mounted solar farm, including associated infrastructure, access, landscaping and grid connection cable.

The Planning and Environment Committee wishes to comment that the application does not address concerns regarding glare from the panels onto new proposed developments nearby. None of the provided landscape, arboricultural, or transport documents address the operational water requirements for cleaning the panels, the frequency of washing, or the source of that water or any mitigation against harmful chemicals polluting the ground during construction or operation and concerns over construction traffic can be safely accommodated on Willow Grove.

26/00697/FUL 2 Crouch Beck

Demolition of existing conservatory. Erection of a single storey rear extension with flat roof and lantern.

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

26/00678/20 Winward Way

Two storey front, side and rear extensions with internal and external alterations. Demolition of existing garage and erection of replacement garage.

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

26/05116/TPO Block 92 to 108 Littlecroft

T7 (T1 on map) Acacia - 2m reduction over the Southern aspect of the car park. Reason: Tree is dropping leaf litter, and bird waste is falling on to residents' vehicles.

The Planning and Environment Committee **OBJECTS** to this application as the planned cutting will leave the tree lopsided and will not reshape the tree in a positive way.

PE-26-461 Financial Regulations and Procedure Clarification

Committee In accordance with Standing Order 7(a), the Committee was requested to consider the rescission of the proposal approved at the meeting held on 26 May 2026 (Minute Reference PE-26-449).

The Council has been advised by the Town Clerk that the proposal does not comply with the Council's current Financial Regulations, as adopted at the Annual Council Meeting held on 12 May 2026.

Proposal: To rescind the proposal PE26-449

Proposed: Councillor D Thompson

Seconded: Councillor A Shearring

Vote: Carried 2 Abstained

PE-26-462 Bus 336 Sunday Service

Committee received an update from the Environment Officer on the Transport Engagement Meeting of 24th June 2026 in Chelmsford, which included the confirmation of the start of the enhanced Sunday 336 Bus service from the 26th July 2026, the Saturday service of the 45 service from 1st August 2026, an update on the proposal for a future 99 bus service between South Woodham Ferrers and Maldon, and an update on bus stops and information screens.

PE-26-463 Building for a Healthy Life

Committee received a summary report on a design toolkit for neighbourhoods, streets, homes and public spaces.

The report was **NOTED**

PE-26-464 Sponsored Roundabout in South Woodham Ferrers

Committee reviewed the current presentation of the SWF-sponsored roundabout, including an assessment of existing displays and consideration of potential enhancements.

Proposal: To recommend to Council we discontinue sponsoring the roundabout at the junction of Ferrers Road and Inchbonnie Road when due for renewal on 30th September 2027.

Proposed: Councillor D Thompson

Seconded: Councillor A Shearring

Vote: Carried 2 Abstained

Proposal: To write to our Essex County Council representative regarding the poor condition of the signs and street furniture on the roundabout, which has been in this condition for some time, and to copy in Chelmsford City Council.

Proposed: Councillor D Eley

Seconded: Councillor D Thompson

Vote: All in favour

PE-26-465 Items to Note

Committee **NOTED** the following –

- Chelmsford the footpath on the Fen with the damaged walkway bridge has been fenced off for health & safety reasons, quotations for the necessary repair work are currently being obtained.
- The Committee received a report regarding the recent barbecue fire at the Garden of Remembrance. The Town Clerk advised that a social media message will be issued to residents reminding them to be mindful of fire risks, particularly in open spaces and during periods of dry weather.
- Chelmsford City Council has advised that the dog waste bin on Burnham Road is in a dangerous condition and poses a potential risk of injury to both users and staff responsible for emptying it. The Town Clerk has approved the supply and installation of a replacement bin, together with the removal and disposal of the existing bin, at a cost of £300.00 plus VAT.

PE-26-466 Garden of Remembrance

The Committee received an update report regarding Pet Area at the Garden of Remembrance, with the planned official opening to take place on the 31st July 2026 at 10.30am.

PE-26-467 Fen Report

Committee received an update report on the Fen with a report on the fallen tree which was dealt with by Essex Wildlife.

PE-26-468 Report to Council

- 336 Bus Service due to be introduced on the 26th July 2026.
- New Garden of Remembrance Pet Scattering Copse and Memorial Area opening on the 31st July 2026 at 10.30am
- Proposals regarding the sponsorship of the roundabout

PE-26-469 Media Coverage

- 336 Bus Service due to be introduced on the 26th July 2026.
- New Garden of Remembrance Pet Scattering Copse and Memorial Area opening on the 31st July 2026 at 10.30am

PE-26-470 Next Meeting

The next meeting is to be held on 28 July 2026 at 7.30pm.

There being no further business to discuss the Chair closed the meeting at 9.21pm

Signed

Date: 28th July 2026