

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on Monday 15th June 2020 at 6.45pm
Springfield Parish Centre, St Augustine's Way

Present: Cllrs: G.Brazendale (Chairman), Miss S. Byrne-Lagrué, D. Havell, B. Jeapes, A. Potts

In Attendance: Committee Clerk

- 1 **ELECTION OF CHAIRMAN** – Cllr Brazendale was unable to see or hear the online portal Cllr B. Jeapes was nominated Chairman for this meeting by Cllr Miss S. Byrne-Lagrué and seconded by Cllr A. Potts.

RESOLVED: that Cllr B. Jeapes be elected as Chairman for this meeting.

- 2 **APOLOGIES FOR ABSENCE** – there were none.

- 3 **CO-OPTION OF NON-COMMITTEE MEMBERS** – there were none.

- 4 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA & DISPENSATIONS** – there were none.

- 5 **MINUTES OF THE COMMITTEE MEETING** – held on 9th March 2020.

RESOLVED: that the Minutes of the Meeting held on 9th March 2020 be approved and signed as a correct record.

- 6 **PUBLIC QUESTION TIME:** – there were none.

- 7 **PLANNING APPLICATIONS**

Members were asked to consider the following planning applications received from Chelmsford City Council:

- 7.1 **20/00751/FUL** – 19 Golden Acres, Springfield, Chelmsford, Essex, CM1 6YT

Demolition of existing conservatory, two storey rear extension. First floor extension to front/side of the property including new gable end and window.

RESOLVED: that the parish council has no objections to this application.

- 7.2 **20/00431/FUL** – 141 Pump Lane, Springfield, Chelmsford, Essex, CM1 6TA

Proposed garage conversion. Single storey rear extension, first floor extension and front extension to create porch.

RESOLVED: that the parish council has no objections to this application.

- 7.3 **20/00797/REM** – Phase 3 Zone V, Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Application for the approval of reserved matters (layout, access, scale, appearance, public open space and landscaping) at Beaulieu, Zone V, in relation to outline application permission 09/01314/EIA, for the development of 145 dwellings together with associated access, parking and landscaping.

RESOLVED: that the parish council has no objections to this application. Members wished to raise the question to Chelmsford City Council to ask if the development as a whole was on target for the required number of properties in category M4 (3) – disability provision.

8 **DECISIONS OF CHELMSFORD CITY COUNCIL**

RESOLVED: that

(a) Committee Clerk raises with Planning department the concerns that application **20/00003/FUL-29** Albemarle Link, Springfield, Chelmsford, Essex CM1 6AH is possibly being used for business purposes.

(b) the remainder of planning decisions for the period 14th March 2020 to Friday 5th June 2020 attached as Appendix 1 be noted.

9 **CHELMSFORD CITY COUNCIL – PLANNING ENFORCEMENT**

Members noted the new complaints that had been received by Chelmsford City Council:

9.1 **20/00165/ENFB** – Works to construct new hard surface to front garden; potential damage to TPO Trees at 4 Multon Lea, Springfield, Chelmsford, Essex, CM1 6EF.

9.2 **20/00130/ENFB** – Outbuilding construction at 64 Albemarle Link, Springfield , Chelmsford, Essex, CM1 6AG.

10 **ADOPTION OF CHELMSFORD LOCAL PLAN 2021-2036**

Notification had been received by Chelmsford City Council advising that they adopted the Local plan at the Extraordinary Meeting of Council on 27th May 2020.

RESOLVED: that the information is noted.

11 **PLANNING APPLICATIONS THAT NO COMMENTS WERE MADE BY SPRINGFIELD PARISH COUNCIL DUE TO NO PLANNING MEETINGS DUE TO COVID-19 SITUATION**

Members received a list of the planning applications that no comments were made by Springfield Parish Council, due to no planning meetings taking place from the 23rd March 2020 until 15th June 2020.

RESOLVED: that the information is noted.

12 **FOR INFORMATION**

12.1 **ESS/19/20/CHL** – Waster Transfer, Winsford Way, Boreham, Chelmsford, Essex, CM2 5AA

Continuation of use as a Waste Transfer Station without compliance with Condition 3 (operational hours) attached to planning permission reference ESS/05/17/CHL, to extend operational hours.

Notification had been received from Essex County Council advising that the above application had been granted.

RESOLVED: that the information is noted.

Meeting Closed: 7.16 pm

Signed.....
Chairman

Date.....

DECISIONS BY CHELMSFORD CITY COUNCIL – 14th March 2020 – 5th June 2020

1. **20/00354/CM** – ECC Waste Transfer Station, Winsford Way, Boreham, Chelmsford, Essex, CM2 5PD

Continuation of use as a Waste Transfer Station without compliance with Condition 3 (operational hours) attached to planning permission reference ESS/05/17/CHL, to extend operational hours – **No Objection**
2. **20/00210/LBC** – 95 Brook End Road South Springfield Chelmsford CM2 6NZ

Removal of existing damaged fence. Construction of 1.8m high fencing around the land north of the dwelling – **Withdrawn**
3. **20/00176/FUL** - 152 Lupin Drive, Springfield, Chelmsford, Essex, CM1 6FJ

Two storey side extension comprising of a garage with bedroom and en-suite over – **Withdrawn**
4. **20/00093/FUL** – 5 Clunford Place, Springfield, Chelmsford, Essex, CM1 6BH

Proposed ground floor rear extension, with first floor terrace. Alteration to form bay window and side access – **Application Refused**
5. **20/00082/FUL** – Osprey House, Hedgerows Business Park, Colchester Road, Springfield, Chelmsford, Essex CM2 5PF

Rear extension of external plant area, with additional plant area. Installation of 7 new air conditioning system condensers within, and new fencing. – **Application Permitted**
6. **20/00086/FUL** – 39 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GY

Installation of first floor side window – **Application Permitted**
7. **20/00270/FUL** – 36 Forefield Green, Springfield, Chelmsford, Essex, CM1 6YU

Installation of first floor side window – **Application Permitted**
8. **20/00055/FUL** – 107 Centenary Way Springfield Chelmsford CM1 6AU

Proposed formation of access – **Application Refused**
9. **20/00003/FUL** – 29 Albemarle Link, Springfield, Chelmsford, Essex, CM1 6AH

Retrospective application for conversion of a double garage to a dance studio / home gymnasium for private dance practice – **Application Permitted**

10. **19/00586/NMAT/1** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Non-material amendment to planning permission 19/00586/REM (Zones M, N & Q: Construction of 118 houses (24 two beds, 60 three beds and 34 four beds), 22 3 bed maisonettes and 131 apartments (95 one beds and 36 two beds), with associated infrastructure, servicing, landscaping and car parking). To provide an additional shared ownership housing unit by converting unit 213 from its current status as market housing – **Application Permitted**
11. **20/00254/CLOPUD** – 50 Mountbatten Way, Springfield, Chelmsford, Essex, CM1 6FE

Single storey rear extension – **Application Permitted**
12. **20/00010/HHPA** – 24 Fleetwood Square, Springfield, Chelmsford, Essex, CM1 6AQ

The construction of a single storey rear extension, which would extend beyond the rear wall of the original house by a maximum depth of 4m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.5m – **Prior Approval Not Required**
13. **19/02086/LBC** – Cuton Hall, Chelmer Village Way, Springfield, Chelmsford, Essex, CM2 6TD

Alterations and enlargement of existing kitchen – **Application Permitted**
14. **19/02085/FUL** – Cuton Hall, Chelmer Village Way, Springfield, Chelmsford, Essex, CM2 6TD

Alterations and enlargement of existing kitchen – **Application Permitted**
15. **09/01314/DOC/219** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

RDR Phase 2A & 2B - Condition 27 - Cycle Routes, Condition 28 - Walking Routes – **Conditions Discharged**
16. **09/01314/DOC/220** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Phase 2C - Condition 27 - Cycle Routes, Condition 28 - Walking Routes – **Conditions Discharged**
17. **09/01314/DOC/216** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Condition 23 - Phasing Plan – **Conditions Discharged**
18. **20/00223/FUL** – 13 Rubens Gate, Springfield, Chelmsford, Essex, CM1 6GW

Garage conversion to form bedroom & shower room – **Application Permitted**
19. **20/05042/TPO** – 39 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GY

T1 - Oak - Cutting back by 2m and lifting to 6m to allow for scaffolding to be erected for extension works.

Would only need to be worked on garage side only – **Application Permitted**
20. **20/00209/FUL** – 95 Brook End Road South, Springfield, Chelmsford, Essex, CM2 6NZ

Retrospective permission for the construction of 1.8m high fencing around the land north of the dwelling – **Application Permitted**

- 21 20/00196/FUL** – 16 Honeysuckle Path, Springfield, Chelmsford, Essex, CM1 6XT
Two storey side and single storey rear extension – **Application Permitted**
- 22 18/00475/DOC/6** – Site At 11 Montrose Road, Springfield, Chelmsford, Essex, CM2 6TE
Condition 13(b) - BREEAM Post Construction Review Certificate – **Conditions Discharged**
- 23 20/00305/ADV** – 2 James Fenton Way, Chelmsford, Essex, CM2 5AN
x6 illuminated building mounted signs. x2 non-illuminated totem entrance signs – **Application Permitted**
- 24 20/00285/FUL** – 80 Lupin Drive, Springfield, Chelmsford, Essex, CM1 6FJ
Single storey rear and two storey side/rear extensions and front porch – **Application Refused**
- 25 18/01179/S73** – 1 Sheepcotes, Springfield, Chelmsford, Essex, CM2 5AE
Variation of condition 2 to previously approved 18/01179/FUL - (Increase the number of existing parking spaces from 28 to 49). Proposal to create an upper car park accessed from a new formed opening just off the original entrance to the unit. Formation of retaining wall. Number parking spaces reduced by 1 – **Application Permitted**
- 26 20/00252/FUL** – 5 Eglinton Drive, Springfield, Chelmsford, Essex, CM2 6WT
Single storey rear extension – **Application Permitted**
- 27 20/00205/FUL** – 151 Brook End Road South, Springfield, Chelmsford, Essex, CM2 6NX
Two storey and single storey side extensions – **Application Permitted**
- 28 20/00184/FUL** – 4 Inkerpole Place, Springfield, Chelmsford, Essex, CM2 6UD
Demolition of existing conservatory, with the construction of a replacement single storey rear extension – **Application Permitted**
- 29 20/00150/FUL** – 13 Quale Road, Springfield, Chelmsford, Essex, CM2 6WQ
Removal of side access door to detached double garage. Installation of 3m bi-fold doors and upvc window – **Application Permitted**
- 30 09/01314/DOC/218** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex,
RDR Phase 2A - Condition 39 - Soft Landscaping – **Conditions Discharged**
- 31 20/00352/FUL** – 1 Billers Chase, Springfield, Chelmsford, Essex, CM1 6BD
Two storey rear extension – **Application Permitted**
- 32 20/00345/FUL** – 113 Beeleigh Link, Springfield, Chelmsford, Essex, CM2 6PH
Remove existing conservatory. Form new single storey rear/side extension– **Application Permitted**

- 33 20/00327/CLOPUD** – 11 Lily Close, Springfield, Chelmsford, Essex, CM1 6YN
Demolition of existing single storey rear conservatory and replacement single storey rear extension – **Application Permitted**
- 34 20/00315/FUL** – 15 Saddle Rise, Springfield, Chelmsford, Essex CM1 6SX
First floor rear extension over existing single storey flat roof – **Application Refused**
- 35 18/01442/DOC/7** – 2 James Fenton Way, Chelmsford, CM2 5AN, Essex
Condition 7c) - Post Construction Review, Condition 18 - Proposed Soft Landscape Works, Condition 19 - Schedule of landscape maintenance – **Conditions Refused**
- 36 20/00214/FUL** – 51 Albemarle Link, Springfield, Chelmsford, Essex, CM1 6AH
Alterations to garage roof including raised ridge height to form games room – **Application Permitted**
- 37 20/00067/FUL** – 64 Paddock Drive, Springfield, Chelmsford, Essex, CM1 6UX
Part two storey, part single storey rear extension and additional side windows – **Application Refused**
- 38 20/00412/FUL** – 16 Mimosa Close, Springfield, Chelmsford, Essex, CM1 6NW
First floor extension – **Application Permitted**
- 39 20/00383/FUL** – 8 Frances Green, Springfield, Chelmsford, Essex, CM1 6EG
Single storey front extension and rear extensions. Partial garage conversion and the installation of a bay window to the side elevation – **Application Permitted**
- 40 20/00348/ADV** – KFC Unit, 2 Springfield Services, Colchester Road, Springfield, Chelmsford, Essex, CM2 5PG
Illuminated and non-illuminated elevational signage and freestanding signage – **Application Permitted**
- 41 20/00237/FUL** – 8 Downsway, Springfield, Chelmsford, Essex, CM1 6TU
Single storey rear extension (removed existing brick store and conservatory) – **Application Permitted**
- 42 20/00413/FUL** – Pippin Cottage, Pump Lane, Springfield, Chelmsford, Essex, CM1 6TA
Demolish existing conservatory. Extend existing rear extension with monopitch roof and rooflights. Removal of rear chimney stack and widening of flat roof rear dormer to the South East – **Application Permitted**
- 43 18/01152/NMAT/1** – 12 Renoir Place, Springfield, Chelmsford, Essex, CM1 6FP
Non-material amendment to planning permission 18/01152/FUL - (Replacement garage). Amended position of garage and garage's doors – **Application Refused**
- 44 20/00432/ADV** – 1 White Hart Lane, Springfield, Chelmsford, Essex, CM2 5EF
Installation of internally illuminated and non-illuminated signage – **Application Permitted**

45 **19/01904/NMAT/1** – 2 Shardelow Avenue, Springfield, Chelmsford, Essex, CM1 6BG

Non-material amendment to planning permission 19/01904/FUL - (Three storey front extension. Ground floor rear and first floor rear extension. Two storey extension over carport. Garage conversion and creation of enclosed car port to create new garage). Removal of front and rear two storey gable ends – **Application Permitted**

46 **09/01314/DOC/222** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

North South Greenway: Condition 58 - Lighting Scheme – **Conditions Discharged**

47 **09/01314/DOC/221** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Zones K & L: Condition 65 - Construction Environmental Management Plan; Condition 66 - Construction Method Statement – **Conditions Discharged**

48 **20/00551/FUL** – 54 Braganza Way, Springfield, Chelmsford, Essex, CM1 6AP

Partial conversion of existing tandem garage to provide new kitchen space, the addition of two roof lights to the rear roof slope – **Application Refused**

49 **20/00517/FUL** – Site At Mountbatten Way, Springfield, Chelmsford, Essex, CM1 6AP

Proposed two-storey side and rear extensions and alterations to convert existing 3 bed property to 2 no. one bed flats and 1 no. bedsit – **Application Refused**