

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on Monday 21st September 2020 at 6.45pm
Online via Zoom Platform

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

In Attendance: Committee Clerk

66 **APOLOGIES FOR ABSENCE** – were received and accepted from Cllr B. Jeapes.

67 **CO-OPTION OF NON-COMMITTEE MEMBERS** – Cllr A. Chong was co-opted onto the committee as a substitute for Cllr B. Jeapes.

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

69 **MINUTES OF THE COMMITTEE MEETING** – held on 7th September 2020

RESOLVED: that the Minutes of the Meeting held on 7th September 2020 be approved and signed as a correct record.

70 **PUBLIC QUESTION TIME:** – there were none in attendance.

71 **PLANNING APPLICATIONS**

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

71.1 **18/00475/S73** - Site at 11 Montrose Road, Springfield, Chelmsford, CM2 6TE

Removal of condition 19 of approved permission 18/00475/FUL - (Demolition of the existing building and construction of three terraces of buildings comprising 11 Class B1c/B2/ B8 warehouses with ancillary office space and trade counters, with provision of associated car parking and landscaping). Due to changes in the Town and Country Planning Regulations the condition which required - For each of the units hereby approved the area occupied by the trade counter and associated sales area shall be no greater than 30% of the total floor area of the unit - is no longer necessary or relevant.

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

71.2 **20/01255/FUL** - 2-4 Atholl Road, Springfield, Chelmsford, CM2 6TB

Excavation of hardstanding and creation of HGV ramp to goods entrance doors. Installation of 2 dock leveller systems and sectional shutter doors. The removal of 2nr sectional shutter doors and reinstatement of sectional shutter door. The removal of 1nr sectional shutter door and blocking up of structural opening with materials to match existing.

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

71.3 **20/01149/FUL** - 19 Littell Tweed, Springfield, Chelmsford, CM2 6SH

Retrospective application for timber framed shed attached onto garage and change of use of garage to dog grooming business.

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

71.4 **20/01384/FUL** - 10 Albra Mead, Springfield, Chelmsford, CM2 6YG

Single storey rear extension and partial garage conversion to form home office.

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

71.5 **20/01277/FUL** - 42 Saddle Rise, Springfield, Chelmsford, CM1 6SX

Two storey side extension with pitched roof & single storey garage with flat roof.

RESOLVED: that the parish council object for the following reasons:

(a) overdevelopment compared with the host dwelling;

(b) not in keeping with the street scene.

72 **DECISIONS OF CHELMSFORD CITY COUNCIL**

RESOLVED: that the planning decisions for the period of 29th August 2020 to 11th September 2020 attached as Appendix 1 be noted.

73 **CHELMSFORD CITY COUNCIL – PLANNING ENFORCEMENT**

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

73.1 **20/00292/ENFB** - Breach of parking arrangements 1717/72/11A conversion of garage at 10 Begonia Close, Springfield, Chelmsford CM1 6NL

73.2 **20/00274/ENFB** - Garage being occupied as separate unit of residential accommodation at Annexe At 55 Albemarle Link, Springfield, Chelmsford, Essex

73.3 **20/00296/ENFB** - Outbuilding constructed at 4 Mayne Crest, Springfield, Chelmsford, Essex, CM1 6TZ

74 **GOVERNMENT PLANNING REFORM – PLANNING FOR THE FUTURE**

Further to minute number 57 of the Planning Committee meeting held on 24th August 2020 and the summary emailed to members on 7th September 2020, members were asked to discuss and agree any comments on behalf of the committee before the item is discussed at Full Council on 28th September 2020.

RESOLVED: that the comments, compiled by the Chairman of the Committee were agreed by members to be submitted to the Full Council on 28th September 2020:

1) The Committee agreed that the following were the main areas of concern regarding proposals in the White Paper:

a) Reduced community involvement in the planning process.

i) In those locations identified as 'growth areas' (ie suitable for sustainable development), planning consent will automatically be granted by Planning Authorities.

ii) For developments deemed of sufficiently high quality (under the 'Build Beautiful' proposals), applications will be fast tracked and again automatically permitted.

iii) The principal community involvement in considering new developments would be during preparation of the Local Plan, and then only at one stage for a period of just 6 weeks which

is greatly different from current policy. There will be far less opportunity, if any, for the community to be consulted about individual applications, this part of the process being 'streamlined' to avoid delays.

iv) Outline planning consent will have been deemed as granted by the adoption of the Local Plan.

v) Although the reasoning for increased digitisation of the planning process is understood, it is considered that this should be supplemented by retaining the more traditional methods of publicising planning applications, such as notices in public areas at application sites. This will ensure that members of the public with less access to the internet will still be aware of developments within their neighbourhood.

b) Section 106 and CIL contributions

It is proposed that Section 106 and CIL contributions will be abolished, to be replaced by a new nationally set infrastructure levy based on a fixed proportion of the value of the development. BUT:

i) The levy is payable upon occupation, not commencement, of the development.

ii) It allows/obliges Local Authorities to borrow against the forecast levy contributions to forward fund strategic infrastructure, rather than it being provided by the developer.

iii) Local Authorities will have the power to determine how the funds collected are to be used. The funding is not ring fenced for infrastructure for the specific development and could be used, for example, to support existing communities or to lower Council Tax.

This could lead to a number of difficulties such as:

- Time delay in providing the necessary infrastructure to support a new development as it undergoes partial occupation (an ongoing problem that has been highlighted many times in relation to the Beaulieu Park development in North Chelmsford), or even the possibility that the levy is not used for infrastructure provision at all.
- It places a huge responsibility on Local Authorities, both financial in terms of borrowing against forecast levy contributions based on the development's value; and in physically providing the infrastructure itself. (What if the value of the development declines over time due to a collapse in the housing market, especially likely in a period of huge financial uncertainty, or if the development is never completed? Is the value of the development/levy fixed at the beginning of construction and guaranteed whatever happens within the housing market?).
- Adequate funding of 'mitigation measures' for specific developments.
- In summary the new proposals seem to make new infrastructure provision a much more uncertain and precarious process, at the whim of the vagaries of the housing market.

c) Housing numbers

These will be government-set with no power of local challenge.

Numbers will be focused where 'affordability pressure is highest' to ensure enough land is 'released' in areas where affordability is worst. Although a commitment seems to be given to excluding the Green Belt from this process, it is clear that all non-Green Belt land in areas of high property values/affordability pressure, such as North Chelmsford, would be in line for development.

2) The Committee welcomed the following proposals:

a) Fines for developers if schemes are not completed by a certain date.

b) An undertaking that there will be no building on floodplains.

c) Increased public education in relation to the use of innovative technology to enable participation in the planning process.

Meeting Closed: 7.19pm

Signed.....
Chairman

Date... 5th October 2020.

DECISIONS BY CHELMSFORD CITY COUNCIL – 29th August - 11th September 2020

1. **20/01343/PROW** - Footpaths 8 & 16 Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford
Diversion of Public Footpath 8 Boreham and Public Footpath 16 Boreham - No Objection
2. **20/01078/FUL** - 7 Jackson Bacon View, Springfield, Chelmsford, CM1 6BJ
Proposed single storey rear extension, loft conversion and extension and alteration to garage roof to allow for habitable space within garage roof, including dormer window - Application Permitted
3. **18/01442/DOC/8** - 2 James Fenton Way, Chelmsford Way, Chelmsford, CM2 5AN
Condition 18 - Soft Landscape, Condition 19 - Landscape maintenance - Conditions Discharged
4. **20/01007/FUL** - 2 Stablecroft, Springfield, Chelmsford, CM1 6YX
Single storey rear extension - Application Permitted
5. **20/00237/NMAT/1** - 8 Downsway, Springfield, Chelmsford, CM1 6TU
Non-Material amendment to planning permission 20/00237/FUL - (Single storey rear extension (removed existing brick store and conservatory)). Change from pitched roof to flat roof. Change to only 1No. roof window. - Application Permitted
6. **20/01114/FUL** - 17 Marston Beck, Springfield, Chelmsford, CM2 6RL
First floor side extension - Application Permitted
7. **20/00999/FUL** - 19 Shardelow Avenue, Springfield, Chelmsford, CM1 6BG
Retrospective application to add railing to existing wall. Propose to extend railing along the rest of the wall. - Application Permitted

GB.