

SPRINGFIELD PARISH COUNCIL

Minutes of the Planning Committee Meeting
held on Monday 11th January 2021 at 6.45pm
Online via Zoom Platform

Present: Cllrs: G Brazendale (Chairman), A. Chong, D. Havell, B. Jeapes, Mrs R. Moore

In Attendance: Committee Clerk

Chairman of Springfield Parish Council Cllr Ms S. Sullivan

6 members of the public were in attendance *(left 19.20)*

- 124 **APOLOGIES FOR ABSENCE** – were received and accepted from Cllr Miss S. Byrne-Lagrué and Cllr A. Potts.
- 125 **CO-OPTION OF NON-COMMITTEE MEMBERS** – Cllr A. Chong was co-opted onto the committee as a substitute for Cllr Miss S. Byrne-Lagrué and Cllr Mrs R. Moore was co-opted onto the committee as a substitute for Cllr A Potts.
- 126 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA & DISPENSATIONS** – Cllr Mrs R. Moore and Cllr Ms S. Sullivan both declared a non-pecuniary interest in minute number 129.1 by virtue of being a resident near to the proposed site.
- 127 **MINUTES OF THE COMMITTEE MEETING** – held on 30th November 2020.
- RESOLVED:** that the Minutes of the Meeting held on 30th November 2020 be approved and signed as a correct record.
- 128 **PUBLIC QUESTION TIME:** – Members of public were in attendance to discuss minute number 129.1.
- 129 **PLANNING APPLICATIONS**
- Members were asked to consider the following planning applications received from Chelmsford City Council:
- 129.1 **20/01813/FUL** – Land North of Chelmer Village Way, Chelmer Village Way, Springfield, Chelmsford, Essex,
- Erection of a new Lidl food store.
- RESOLVED:** that the parish council object to this application for the following reasons:
- (a) The application site occupies land, under S106 agreement dated 18th October 1999, which was designated in its entirety as a public open space. Within the current Chelmsford City Council local plan (adopted until 2036) the land is designated open space. Approval of the proposal would therefore prevent fulfilment of this agreement;
 - (b) The proposal does not meet the requirements of policy DM21 in the Local Plan adopted in May 2020 (Protecting Community Facilities) because it fails to demonstrate that the loss of open space would be replaced by equivalent or better in terms of quality and quantity;
 - (c) The proposal does not accord with the City Councils Planning Policy DM29 Protecting Living and Working Environments;
 - (d) An overall reduction in the amount of open space available at the location and removal of 'buffer zone' between Springfield Lyons Industrial Park and Chelmer Village;
 - (e) Loss of habitat for wildlife and vegetation in particular concerns with the proposed Landscape design and species of plants selected such as Ceanothus Thyrsiflorus Repens which is not in keeping with the current environment;
 - (f) Loss of trees including TPO trees and TO5 Ash (drawing number 20-41-05) with 40+ years of remaining life;
 - (g) Loss of recreational amenity;

- (h) Traffic concerns, volume increases on a very busy road, proximity of site access/egress to existing roundabout/footpath/cycle path. Potential right turn onto main road within proposal has not been addressed;
- (i) Already adequate provision of food providers within the local vicinity.
- (j) A request is made to Chelmsford City Council Ward Councillors to call in the application to be discussed by Chelmsford City Council Planning Committee.

129.2 **20/01840/FUL**– 19 Raphael Drive, Springfield, Chelmsford, Essex, CM1 6FX

Proposed studio for use as home office and sleeping accommodation.

RESOLVED: that the parish council are agreeable to the use as a home office. However, object to the sleeping accommodation on the basis that there does not appear to be any sanitary or washing facilities available.

129.3 **20/01885/FUL**– 6 Kirk Place, Springfield, Chelmsford, Essex, CM2 6TN

Single storey front extension.

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

129.4 **20/01962/FUL** – 10 Begonia Close, Springfield, Chelmsford, CM1 6NL

Conversion of part of garage to bedroom including installation of side window and creation of second off-street parking space.

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

129.5 **20/00003/MAS** – East Chelmsford (Land North And South Of Maldon Road), Strategic Growth Sites 3b, 3C And 3d. – **Please note this application was outside of the parish boundary. Springfield Parish Council have been consulted due to close proximity to the boundary.**

Stage two masterplan.

RESOLVED: that the parish council have no comments.

129.6 **20/01913/FUL** – 31 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GY

Single storey front and two storey side extension.

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

129.7 **20/01913/FUL** – 31 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GY

Single storey front and two storey side extension.

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

129.8 **20/01965/FUL** – 88 Armistice Avenue, Springfield, Chelmsford, Essex, CM1 6AR

Proposed two storey rear extension.

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

129.9 **20/01990/FUL** – 7 Hartley Close, Springfield, Chelmsford, Essex, CM2 6SF

Retrospective application for the demolition of a conservatory and construction of a single storey rear extension.

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

129.10 **20/01941/FUL** – 24 Menish Way Springfield Chelmsford Essex CM2 6RT

Proposed ramped access.

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

130 **DECISIONS OF CHELMSFORD CITY COUNCIL**

RESOLVED: that the planning decisions for the period 21st November 2020 to 25th December 2020 attached as Appendix 1 be noted.

131 **CHELMSFORD CITY COUNCIL – PLANNING ENFORCEMENT**

Members noted the closed complaints that have been received by Chelmsford City Council:

20/00051/ENFB – Use of garage as dog grooming parlour, works to install windows and an access door to building at 19 Littell Tweed, Springfield, Chelmsford, Essex, CM2 6SH

Retrospective planning permission had been granted in respect of the change of use of the garage to a dog grooming parlour. As such no further enforcement action would be taken and the case would be closed.

20/00330/ENFB – Use of school car park for the retail sale of hot food and drink at The Beaulieu Park School, Armistice Avenue, Springfield, Chelmsford, CM1 6DT.

An investigation had been undertaken and no breach of planning control had been found. This case would therefore be closed.

132 **SNN STREET NAME CONSULTATION 20/02757/DEVST – BEAULIEU RDR**

Correspondence had been received from Chelmsford City Council regarding the new Radial Distributor Road (relief road) that Countryside were constructing in phases, as part of the Beaulieu development. Street lighting was starting to go in for part of this and therefore now required a name.

Members received a copy of a map that showed the new road in relation to the rest of the Beaulieu site. It runs from Boreham and joins Channels Drive.

The suggestions that had been put forward were as follows:

**Beaulieu Parkway or
Beaulieu Link**

Members were asked if they wished to make comment on the suggested names above.

RESOLVED: that members agreed that the suggested name should be Beaulieu Link.

Meeting Closed: 19.56 p.m

Signed.
Chairman

Date 25 January 2021

DECISIONS BY CHELMSFORD CITY COUNCIL – 21st NOVEMBER 2020 to 25th December 2020

1. **20/00431/NMAT/1** - 141 Pump Lane, Springfield, Chelmsford, Essex, CM1 6TA
Non-material amendment to planning permission 20/00431/FUL - (Proposed garage conversion. First floor side extension, two storey side and rear extension, and front extension to create porch). To reduce the size of the rear extension. Removal of front porch from the development - **Application Permitted**
2. **20/01600/FUL** - 11 Jeffcut Road, Springfield, Chelmsford, Essex, CM2 6XN
Retrospective application for the creation of a ramped access to front - **Application Permitted**
3. **20/06003/HRN** - Chancellor Park Sports Ground, Chancellor Avenue, Springfield, Chelmsford, Essex
To facilitate the laying of a new rising main, access from the playing field through the hedge is required to carry out the works - **No Objections**
4. **09/01314/DOC/248** - Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Zone V: Condition 35 - Energy Statement - **Conditions Discharged**
5. **09/01314/DOC/247** - Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Zones M & N: Condition 25 - Post-Excavation Assessment - **Conditions Discharged**
6. **19/02013/NMAT/1** – 12 Willoughby Drive, Springfield, Chelmsford, Essex, CM2 6UT
Non-material amendment to planning permission 19/02013/FUL - (Demolition of existing conservatory. Construction of two storey rear extension). Reducing the length of the proposed extension and removing a window in the side elevation - **Application Permitted**
7. **20/01574/FUL** - 37 Hunters Way, Springfield, Chelmsford, Essex, CM1 6FL
First floor front extension. Single storey rear extension. Extension to front of existing garage - **Application Permitted**
8. **20/01531/FUL** - 2 Stablecroft, Springfield, Chelmsford, Essex, CM1 6YX
Partial garage conversion - **Application Refused**
9. **09/01314/DOC/238** - Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Beaulieu RDR2b: Condition 39 - Soft Landscaping Works - **Conditions Discharged**
10. **20/05224/TPO** - 47 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GY
T1 Oak - Reduce crown by 1.5 - 2.0m, thin crown by 20% and reduce closest limbs to conservatory by 2-3m. Reason: regular maintenance of the tree; tree is large for the garden; concerns from neighbours due to over hanging; present bee nest within the trunk cavity, concerns if this has weakened due to presence; to balance the tree due to more reductions in the past on one side - **Application Permitted**
11. **09/01314/DOC/235** - Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Strategic Landscaping North of New Hall School: Condition 38 - Hard Landscaping Works & Boundary Treatments, Condition 39 - Soft Landscaping Works - **Conditions Discharged**

12. **20/01150/FUL** - 8 Downsway, Springfield, Chelmsford, Essex, CM1 6TU
Demolish existing wall at 1.9m currently in line with house. Construction of wall to include part railings to the South East Boundary - **Application Permitted**
13. **20/01149/FUL** - 19 Littell Tweed, Springfield, Chelmsford, Essex, CM2 6SH
Retrospective application for timber framed shed attached onto garage and change of use of garage to dog grooming business - **Application Permitted**
14. **20/01857/CLOPUD** - 18 Anvil Way, Springfield, Chelmsford, Essex, CM1 6SZ
Proposed ground floor extension – **Application Refused**
15. **20/01825/CLOPUD** - 18 Anvil Way, Springfield, Chelmsford, Essex, CM1 6SZ
Loft conversion with rear dormer and 3 roof windows to front – **Split Decision**
16. **20/01775/REM** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Construction of Pumping Station and Foul Water Sewer Route – **Application Permitted**
17. **20/01585/FUL** – 12 Vermeer Ride, White Hart Lane, Springfield, Chelmsford, Essex, CM1 6GA
Single storey rear extension – **Application Permitted**
18. **09/01314/DOC/251** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Condition 19 – Tree Report – **Conditions Discharged**
19. **20/01747/FUL** – Brookend House, 111 Brook End Road South, Springfield, Chelmsford, Essex, CM2 6NZ
Proposed extension to garage & store and conversion to an Annex– **Application Permitted**
20. **20/01712/CLOPUD** – 17 Walford Place, Springfield, Chelmsford, Essex, CM2 6PG
Loft conversion with front dormer windows & rear dormer and 2 Juliet Balconys. Addition of 3 roof windows to the front – **Split Decision**
21. **20/01689/FUL** – 31 Petunia Crescent, Springfield, Chelmsford, Essex, CM1 6YP
Construction of two storey rear extension and the insertion of a ground and first floor side window in the original dwelling – **Application Permitted**
22. **20/01634/FUL** – Brookend House, 111 Brook End Road South, Springfield, Chelmsford, Essex, CM2 6NZ
Proposed ground floor rear extension and loft conversion with roof alteration with balcony, alterations to fenestration to side elevation – **Application Permitted**

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23. **16/01015/NMAT/3** - Zone E, Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
- Non-material amendment to planning permission 16/01015/REM - (Development of Zone E, Beaulieu - comprising the construction of 193 houses (14 two beds, 82 three beds, 76 four beds and 21 five beds) and 73 apartments (22 one beds, 50 two beds and 1 three bed), with associated infrastructure, servicing, landscaping and car parking). Internal and elevational amendments made to approved plans of Apartment Block 7 – **Application Permitted**
24. **09/01314/DOC/237** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
- Zones M & N: Condition 65 - Construction Environmental Management Plan, Condition 66 - Construction Method Statement – **Conditions Discharged**
25. **20/01578/FUL** – 48 Foxglove Way, Springfield, Chelmsford, Essex, CM1 6QS
- Part two storey, part single storey side extension – **Application Permitted**
26. **09/01314/DOC/226** – Greater Beaulieu Park, White Hart Lane, Chelmsford, Essex,
- Zone I: Condition 38 (Partial) - Hard Landscaping Works and Boundary Treatments; Condition 43 - Road Surface Materials; Condition (part) 57 (iii-iv) – Materials – **Conditions Discharged**
27. **20/01519/FUL** - 1 Joseph Clibbon Drive, Springfield, Chelmsford, Essex, CM1 6AS
- Proposed two storey rear extension, with balcony/terrace on roof to be accessed through addition of door on second floor. Addition of window to first floor – **Application Permitted**
28. **20/01626/FUL** - 47 Lily Close, Springfield, Chelmsford, Essex, CM1 6YN
- Construction of new entrance porch – **Application Permitted**
29. **20/05274/TPO** - 24 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GZ
- T1 False Acacia (Robinha) - Fell to ground level - Reason: Due to size and potential damage to drive way. Replant a suitable tree to be planted in the front garden in a more suitable spot – **Application Refused**
30. **20/01650/FUL** - 10 Allen Way, Springfield, Chelmsford, Essex, CM2 6GF
- Part single and part two storey rear extension with alteration to existing fenestration – **Application Permitted**
31. **20/01709/FUL** - 146 Chelmer Road, Springfield, Chelmsford, Essex, CM2 6AB
- Placing of prefabricated Observatory pod on decking above a World War 2 air raid shelter – **Application Permitted**
32. **20/01721/FUL** – 14 Leybourne Drive, Springfield, Chelmsford, Essex, CM1 6TX
- Removal of existing entrance porch and construction of single storey front extension and alterations to existing fenestrations to first floor front elevation – **Application Permitted**
33. **20/01741/FUL** - 15 Mimosa Close, Springfield, Chelmsford, Essex, CM1 6NW
- Existing conservatory replaced with single storey rear extension – **Application Permitted**

34. **20/01777/FUL** - 8 Petunia, Crescent, Springfield, Chelmsford, Essex, CM1 6YP

Part single and part two storey side and rear extensions. Addition of roof window. New side window to first floor level – **Application Permitted**

35. **18/00886/DOC/2** - Windmill Pasture, Little Waltham Road, Springfield, Chelmsford, Essex, CM1 7TG

Condition 6 - Assess the presence or absence of Barn Owls – **Conditions Discharged**

36. **18/00886/DOC/1** - Windmill Pasture, Little Waltham Road, Springfield, Chelmsford, Essex, CM1 7TG

Condition 5 - Scheme to assess and deal with any contamination - **Unknown**

37. **16/00892/NMAT/4** - Phase 2 Zone F And Zone I Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Non-material amendment to planning permission 16/00892/REM - (Development of Zone I, Beaulieu - Construction of 105 houses (10 two beds, 36 three beds, 52 four beds and 7 five beds) and 53 apartments (23 one beds and 30 two beds) and part of 3 four bed houses and part of 2 two bed flats (in connection with Zone F full planning permission ref: 16/00893/FUL) with associated infrastructure, servicing, landscaping, a substation and car parking) - Amendments to Plot Orientations, Changes to Dwelling Set Backs, Garage Sizes & Positions and Amendments to Private Garden Boundary Brick Walls – **Application Permitted**

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