

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on Monday 2nd November 2020 at 6.45pm
Online via Zoom Platform

Present: Cllrs: G Brazendale (Chairman), Miss S. Byrne – Lagrue, D. Havell, B. Jeapes and A.Potts

In Attendance: Committee Clerk

96 **APOLOGIES FOR ABSENCE** – there were none.

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

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

99 **MINUTES OF THE COMMITTEE MEETING** – held on 19th October 2020.

RESOLVED: that the Minutes of the Meeting held on 19th October 2020 be approved and signed as a correct record, *subject to the amendment as shown to minute number 101.9.*

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

101 **PLANNING APPLICATIONS**

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

101.1 **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.

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

101.2 **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.

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

101.3 **20/01600/FUL** - 11 Jeffcut Road, Springfield, Chelmsford, Essex, CM2 6XN

Creation of a ramped access to front.

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

101.4 **20/01519/FUL** - 1 Joseph Clibbon Drive Springfield Chelmsford 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.

RESOLVED: that the parish council object to this application:

- (a) the size of proposed extension is disproportionate in comparison to the host dwelling.
- (b) detrimental effect on the street scene that's not in keeping with the design on nearby properties.

101.5 **20/01578/FUL** - 48 Foxglove Way, Springfield, Chelmsford, Essex, CM1 6QS

Part two storey, part single storey side extension.

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

101.6 **20/01626/FUL** - 47 Lily Close, Springfield, Chelmsford, Essex, CM1 6YN

Construction of new entrance porch.

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

101.7 **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.

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

101.8 **20/01498/FUL** - 18 Uplands Drive, Springfield, Chelmsford, Essex, CM1 6TW

Conversion of garage into habitable accommodation and installation of a shallow circular bay window in the existing garage opening.

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

101.9 **20/01638/FUL** - 9 Mitton Vale, Springfield, Chelmsford, Essex, CM2 6UZ

Demolish existing detached garage. Construction of two storey side extension incorporating integral garage with addition of roof window.

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

102 **DECISIONS OF CHELMSFORD CITY COUNCIL**

RESOLVED: that

(a) Committee Clerk emails members on the Planning Committee a copy of the Chelmsford City Councils Officers Decision Report regarding 20/01337/FUL- 8 Petunia Crescent, Springfield, Chelmsford, Essex, CM1 6YP

(b) that the planning decisions for the period 10th October 2020 to 23rd October 2020 attached as Appendix 1 be noted.

103 **CHELMSFORD CITY COUNCIL DRAFT PLANNING CONSULTATION**

MAKING PLACES SUPPLEMENTARY PLANNING DOCUMENT

Members noted the document seeks to promote and secure high-quality sustainable new development. It is aimed at all forms of development, from large strategic developments, public spaces and places, to small extensions to individual homes.

It sets out detailed guidance on the standards included in Chelmsford's Local Plan for future planning proposals. It also shows how development can go beyond planning policy requirements to create the most sustainable and environmentally friendly development.'

PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

'This sets out how we will seek planning obligations when considering planning applications.

The consultation runs for four weeks from 10 am on Thursday 15th October 2020 until 4.00 pm on Thursday 12th November 2020.

It identifies topic areas where planning obligations and possible contributions would be applicable, whether financial or otherwise. This could include providing things like affordable housing, open space, environmental improvements or community facilities, and/or paying financial contributions towards them.

Along with our Community Infrastructure Levy Charging Schedule, the SPD gives clear guidelines to developers, landowners and stakeholders. It sets out the likely scope and scale of planning obligations applicable to different sorts of development.'

RESOLVED: that members submit comments to the Committee Clerk via email before the closing date.

104 **LIDL, CHELMSFORD – CONSULTATION ON NEW STORE PROPOSAL LAND OFF CHELMER VILLAGE WAY, CLOSE TO CUTON HALL LANE ROUNDABOUT**

Correspondences had been received from a representative of Fieldsend Associates regarding Lidl GB who was keen to bring a new store to land off Chelmer Village Way, close to the Cuton Hall Lane roundabout. Members received a printed version of the online consultation link survey (<https://www.surveymonkey.co.uk/r/MJQQ5WT>).

Initial thoughts from members were invited with the subject being added to the Planning Committee agenda for the 16th November 2020, to allow further discussion and to collate any comments to be submitted on behalf of the Parish Council.

RESOLVED: that

- (a) members agreed that the Committee Clerk advises the Representative of Fieldsend Associates that the item will be on the 16th November 2020 Planning Committee Meeting via Zoom platform if they wished to attend the meeting.
- (b) the remainder of the information is noted.

105 **GOVERNMENT WHITE PAPER ON CHANGES TO PLANNING SYSTEM – CHELMSFORD CITY COUNCIL RESPONSE**

Members received a copy of the response Chelmsford City Council submitted to the Government White Paper on Changes to the Planning System.

RESOLVED: that the information is noted.

Meeting Closed: 7.16 pm

Signed _____
Chairman

Date 16 November 2020

DECISIONS BY CHELMSFORD CITY COUNCIL – 10th OCTOBER 2020 to 23rd OCTOBER 2020

1. **18/00475/S73** – Site At 11 Montrose Road, Springfield, Chelmsford, Essex, 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 – **Application Permitted**

2. **20/01337/FUL** – 8 Petunia Crescent, Springfield, Chelmsford, Essex, CM1 6YP

Part single and part two storey side and rear extension – **Application Refused**

3. **20/01325/FUL** – 14 Bryant Link, Springfield, Chelmsford, Essex, CM2 6GZ

Partial conversion of car port into single storey rear and side extension with additional roof window to rear – **Application Permitted**

4. **20/01036/FUL** – 20 Goddard Way, Springfield, Chelmsford, Essex, CM2 6UR

Single storey rear extension with 2No. roof windows – **Application Permitted**

CB