

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on Monday 17th October 2022 at 6.30 pm
at Springfield Parish Centre

Present: Cllrs: G.Brazendale (Chairman), S.Byrne-Lagruue, A.Chong, D.Havell, B. Jeapes.

In Attendance: Committee Clerk

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

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

92 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA & DISPENSATIONS** – Cllr Jeapes declared a non-pecuniary interest in minute number 95.12 by virtue of being a neighbour. Cllr Bryne-Lagruue declared a non-pecuniary interest in minute number 95.13 & 95.14 by virtue of being a resident of Chelmer Housing Partnership.

93 **MINUTES OF THE COMMITTEE MEETING** – held 3rd October 2022.

RESOLVED: that the Minutes of the Meeting held on 3rd October 2022 be approved and signed as a correct record.

94 **PUBLIC QUESTION TIME** – there were none in attendance.

95 **PLANNING APPLICATIONS**

Members considered the following planning applications received from Chelmsford City Council:

95.1 **22/01528/FUL** – 107 Golding Thoroughfare, Springfield, Chelmsford, Essex, CM2 6UF

Erection of first floor side extension and roof replacement of the existing extension.

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

95.2 **22/01706/FUL** – 3 Saywell Brook, Springfield, Chelmsford, Essex, CM2 6RJ

Demolish existing conservatory and construct single storey rear extension.

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

95.3 **22/01723/FUL** – The Avenue Springfield and Land Forming Part of Beaulieu Parks Sports Ground, Springfield, Chelmsford, Essex

Construction of a two-way bus link and pedestrian and cycle paths to connect the Beaulieu Park Railway Station to White Hart Lane with utility, landscape and infrastructure works, together with associated and ancillary development.

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

(Cllr Byrne-Lagruue and Cllr Chong arrived 18.40 p.m.)

- 95.4 **22/01629/FUL** – Site at the Beaulieu Park School, Armistice Avenue, Springfield, Chelmsford, Essex

Proposed sixth form college to serve the Beaulieu Park School. Building comprises 2 storey block containing 10 classrooms with associated offices, study areas, dining, social spaces, plant facilities. New access road for service/maintenance from White Hart Lane (A130). Access for students and staff from within the existing Beaulieu Park School. Hard and soft landscaping included.

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

- 95.5 **22/01615/FUL** – 7 John Eve Avenue, Springfield, Chelmsford, Essex, CM1 6DE

Partial conversion of existing garage into a habitable room.

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

- 95.6 **22/01718/FUL** – 10 Hollis Lock, Springfield, Chelmsford, Essex, CM2 6RR

Single storey rear extension.

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

- 95.7 **22/01680/FUL** – 34 Mayne Crest, Springfield, Chelmsford, Essex, CM1 6UB

Two storey rear extension with Juliet balcony and roof lights to existing roof.

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

- 95.8 **22/01675/FUL** – 25 Mountbatten Way, Springfield, Chelmsford, Essex, CM1 6FE

Proposed two storey side and rear wrap-around extension with alterations to ground, first and second floor windows to side elevation. Loft conversion with dormer to rear and 3 skylights to front.

RESOLVED: that the parish council object to this application for the following reasons:

- (a) not in keeping with the street scene;
- (b) proposed extension out of keeping compared to host dwelling.

- 95.9 **22/01759/ADV** – Lancaster Toyota, Hedgerows Business Park, Colchester Road, Springfield, Chelmsford, Essex, CM2 5PF

Installation of illuminated and non-illuminated signage replacing the current signage.

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

95.10 **22/01727/FUL**– 4 Cornflower Drive, Springfield, Chelmsford, Essex, CM1 6XY

Two storey rear extension with Juliet balcony and additional windows to both side elevations. Single storey front extension with alteration to front door orientation.

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

95.11 **21/02487/REM** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Application for the approval of reserved matters (layout, access, scale, appearance and landscaping) at Beaulieu Zone T, in relation to outline application permission 09/01314/EIA, for the development of 66 dwellings (7 x 1-bed, 21 x 2-bed, 12 x 3-bed, 23 x 4-bed and 3 x 5-bed) with associated infrastructure, servicing, landscaping and car parking.

RESOLVED: that

- (a) the parish council has no objections to this application;
- (b) Committee Clerk investigates and emails members the breakdown of social housing, and disabled provision homes within this zone including the number of car parking spaces.

95.12 **22/01750/FUL**– 9 Frances Green, Springfield, Chelmsford, Essex, CM1 6EG

Single storey side extension. Internal and external alterations to the conservatory, including roof alterations, addition of roof windows and bifold doors to rear.

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

95.13 **22/01704/LBC** – Springfield Lyons House, Springfield Lyons Approach, Springfield, Chelmsford, Essex, CM2 5LB

Change of use from Class E (g)(i) to a Community Hub (Sui Generis Use)

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

95.14 **22/01704/LBC** – Springfield Lyons House, Springfield Lyons Approach, Springfield, Chelmsford, Essex, CM2 5LB

Change of use from Class E (g)(i) to a Community Hub (Sui Generis Use)

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

95.15 **22/01785/FUL**– 17 Tythe Close, Springfield, Chelmsford, Essex, CM1 6SU

Single storey rear & side extension. Relocation of rear garage door.

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

95.16 **22/01770/FUL** – 83 Daffodil Way, Springfield, Chelmsford, Essex, CM1 6XE

Demolition of existing porch; construction of 2 storey front extension with additional windows to front elevation.

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

96 **CHELMSFORD CITY COUNCIL DECISIONS**

RESOLVED: that

- (a) the planning decisions for the period 24th September 2022 to 7th October 2022 be noted as follows;
- (b) Committee Clerk investigates further with Chelmsford City Council the decision on 96.7 and emails Planning Committee members the findings;
- (c) Committee Clerk emails Planning Committee members the Case Officer Report for 96.12.

96.1 47 Eglinton Drive, Springfield, Chelmsford, Essex, CM2 6YL

Proposed single storey extension. 3m deep, less than 4m tall and materials to match existing materials.

22/01668/CLOPUD – Withdrawn

96.2 12 Linge Avenue, Broomfield, Chelmsford, Essex, CM1 6BY

Non-material amendment to planning permission 22/00055/FUL - (First floor extension including flat roof balcony over existing single storey element of existing house and second storey rear extension over existing 2 storey element of existing house). Addition of a roof window to the first floor side extension. Repositioning of the rear second floor window to the existing bathroom to the side elevation.

22/00055/NMAT/1 – Application Permitted

96.3 Springfield Services, Unit 2 Colchester Road, Springfield, Chelmsford, Essex, CM2 5PG

T1 Horse Chestnut - Crown lift to 5m on southern side over the drive by pruning secondary branches to suitable growing points. Remove dead wood over the drive. Reason: to provide sufficient clearance for refuse lorries.

22/05140/TPO – Application Permitted

96.4 25 Petrebrook, Springfield, Chelmsford, Essex, CM2 6QJ

Loft conversion with dormer to rear and roof windows to front.

22/01546/CLOPUD – Application Permitted

96.5 36 Uplands Drive, Springfield, Chelmsford, Essex, CM1 6TW

Proposed part single, part two-storey side extension. Convert existing garage to habitable space. New canopy and bay window to front elevation. Single storey rear extension. Externally insulated render to property. Extension of hardstanding.

22/01482/FUL – Application Permitted

96.6 19 Robert Finch Crescent, Springfield, Chelmsford, Essex, CM1 6BN

Rear Extension.

22/01452/FUL – Application Permitted

96.7 Chancellor Park Primary School, Brook End Road South, Springfield, Chelmsford, Essex, CM2 6PT

The retention of a classbase for temporary period without compliance with Condition 3 (time limit) attached to planning permission CC/CHL/30/15.

22/01439/ECC3 – Unknown

96.8 45 Paddock Drive, Springfield, Chelmsford, Essex, CM1 6SS

First floor side extension over garage, first floor rear extension, single storey side extension and conversion of integral garage to habitable accommodation.

22/01409/FUL – Application Permitted

96.9 14 Jenner Mead, Springfield, Chelmsford, Essex, CM2 6SJ

Proposed remodeling of the interior, the repositioning of the front door, adjustments to the fenestration, and the rebuilding of the side store to create a wheelchair storage area.

22/01394/FUL – Application Permitted

96.10 Cavendish House, 29 Shardelow Avenue, Springfield, Chelmsford, Essex, CM1 6BG

Single storey rear extension.

22/01376/FUL – Application Permitted

96.11 Rosalie Barnes Mill Road, Springfield, Chelmsford, CM2 6NL

Single storey side extension and alterations to windows and doors.

22/01311/FUL – Application Permitted

96.12 63 Candytuft Road, Springfield, Chelmsford, Essex, CM1 6YS

Two storey front extension, first floor side extension, single storey side extension.
Alterations to front porch including the repositioning of front entrance door and porch roof altered from flat to pitched.

22/01185/FUL – Application Refused

96.13 29 Cornelius Vale, Springfield, Chelmsford, Essex, CM2 6GY

Single Storey Rear Extension.

22/01545/CLOPUD – Application Permitted

96.14 29 Cornelius Vale, Springfield, Chelmsford, Essex, CM2 6GY

Loft conversion with rear dormer and front roof light.

22/01542/CLOPUD – Application Permitted

97 CHELMSFORD LOCAL PLAN ISSUES AND OPTIONS CONSULTATION

- 17th October 2022 – Prepare final draft comments (if any) to be submitted on behalf of Springfield Parish Council;
- 18th October 2022 – Committee Clerk submits comments (if any) on behalf of Springfield Parish Council.

RESOLVED: that members agreed that on behalf of Springfield Parish Council that question 62 should be completed with the following comment:

(a) The favoured options for the location of potential housing development growth is a combination of growth in urban areas and the expansion of allocated sites, as set out in Approach B.

(b) It is noted that, for the North East Chelmsford Garden Community, this Approach envisages the provision of 2,500 dwellings post - 2036 in addition to the 3000 already included in the adopted Local Plan.

(c) However, there is also mention of further expansion of this site over and above these numbers (paragraph 6.41 and table 9), and clarification of the location for this expansion and the timetable for the enlarged development is requested.

(d) For the provision of adequate road infrastructure for the Garden Community both up to and beyond 2036, it is essential that:

i) The proposed new Radial Distributor Road 2 is constructed in tandem with housing development.

ii) That additional lower-tier road links with the existing road network are constructed, to connect the expanded Garden Community with Beaulieu Park and the surrounding area.

98 **FOR INFORMATION**

98.1 **TOWN AND COUNTRY PLANNING ACT 1990 NOTIFICATION OF APPEAL DECISION –
APPEAL REFERENCE APP/W1525/D/22/3302295**

22/00664/FUL – 20 John Eve Avenue, Springfield, Chelmsford, Essex, CM1 6DF

Partial garage conversion.

Chelmsford City Council had advised that the above appeal had been dismissed.

RESOLVED: that Committee Clerk emails members The Planning Inspectorate Appeal Decision.

98.2 **ESSEX COUNTY COUNCIL TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
ORDER 2015**

CC/CHL/72/22 – Springfield Primary School, Forsythia Close, Springfield, Chelmsford, CM1 6XW

The retention of 3 class bases for a further temporary period without compliance with Condition 4 (time limit) attached to planning permission CC/CHL/57/15

Essex County Council had notified that the above application had been granted.

RESOLVED: that the information is noted.

Meeting closed 7.40 p.m.

Cllr G. Brazendale
Chairman

Signed ...

..... Date 21.06.2022