

SPRINGFIELD PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 28TH
NOVEMBER 2022 AT 6.45 PM AT SPRINGFIELD PARISH CENTRE

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

IN ATTENDANCE: Committee Clerk

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

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

120 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA &
DISPENSATIONS** – none were made.

121 **MINUTES OF THE COMMITTEE MEETING** – held on 14th November
2022.

RESOLVED: that the Minutes of the Meeting held on 14th November 2022
be approved and signed as a correct record.

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

123 **PLANNING APPLICATIONS**

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

123.1 **22/01732/FUL** – Land At Manor Farm, Sandford Mill Lane, Great
Baddow, Chelmsford, Essex (Outside Parish Boundary)

Hybrid application (part full and part outline) for:

1. Full application for residential development of: 342 dwellings, including
126 affordable dwellings (Class C3); landscaping; local open space;
highway infrastructure; pedestrian, and cycle routes; vehicular and cycle
parking; drainage works; ground re-profiling; and works to provide
services and utilities. Change of use of land from agriculture to provide a
country park, with associated works including the laying out of a visitor
car park and access road. Means of access to the site will be addressed by
way of a five arm roundabout junction that provides access to Strategic
Growth Sites 3a, 3c and 3d, which is the subject of a separate application
for planning permission.

2. Outline application for a phased development comprising 18 self-build
dwellings (Class C3) with all matters reserved, except access. Means of
access to the site will be addressed by way of a five arm roundabout
junction that provides access to Strategic Growth Sites 3a, 3c and 3d,
which is the subject of a separate application for planning permission.

RESOLVED: that provision for disabled parking needs to be adequate for the current proposed number of dwellings.

- 123.2 **22/01732/OUT** – Land At Manor Farm, Sandford Mill Lane, Great Baddow, Chelmsford, Essex (Outside Parish Boundary)

Hybrid application (part full and part outline) for:

1. Full application for residential development of: 342 dwellings, including 126 affordable dwellings (Class C3); landscaping; local open space; highway infrastructure; pedestrian, and cycle routes; vehicular and cycle parking; drainage works; ground re-profiling; and works to provide services and utilities. Change of use of land from agriculture to provide a country park, with associated works including the laying out of a visitor car park and access road. Means of access to the site will be addressed by way of a five arm roundabout junction that provides access to Strategic Growth Sites 3a, 3c and 3d, which is the subject of a separate application for planning permission.

2. Outline application for a phased development comprising 18 self-build dwellings (Class C3) with all matters reserved, except access. Means of access to the site will be addressed by way of a five arm roundabout junction that provides access to Strategic Growth Sites 3a, 3c and 3d, which is the subject of a separate application for planning permission

RESOLVED: that provision for disabled parking needs to be adequate for the current proposed number of dwellings.

- 123.3 **22/01712/FUL** – 15 Minns Avenue, Springfield, Chelmsford, Essex, CM1 6BL

Proposed new single storey rear ground floor extension and addition of ramp and handrail.

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

- 123.4 **22/01933/FUL** – 1 Buckingham Court, Springfield, Chelmsford, Essex, CM2 6XW

Roof extension to create additional office floor space and terrace area. Replacement doors and windows to entrance.

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

- 123.5 **22/01940/FUL** – 26 Jackson Bacon View, Springfield, Chelmsford, Essex, CM1 6BJ

Single storey rear extension including internal alterations and changes to windows and doors on existing dwelling. Partial garage conversion. Replace existing brick wall with a timber fence and extension of driveway.

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

GB

123.6 **22/02005/FUL**– 32 Silvester Way, Springfield, Chelmsford, Essex, CM2 6YZ

Demolition of existing conservatory. Construction of two storey rear extension including internal alterations.

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

123.7 **22/01975/FUL** – 46 Barn Green, Springfield, Chelmsford, Essex, CM1 6UG

Single storey rear infill rear extension and single storey front extension.

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

124 **ESSEX COUNTY COUNCIL PLANNING APPLICATIONS**

124.1 **ESS/103/22/CHL** – Chelmsford Sewage Treatment Works, 129 Brook End Road South, Springfield, Chelmsford Essex CM2 6NZ

Application for a Lawful Development Certificate for a Proposed Use for the installation of ground mounted solar panels and associated infrastructure including underground cabling, fencing, CCTV and switch-gear units.

RESOLVED: that members noted that the item has been added to the agenda in error and members had considered the item on Monday 14th November 2022 minute number 115.1.

125 **CHELMSFORD CITY COUNCIL DECISIONS**

RESOLVED: that

- (a) Members received and noted the decisions for the period of 5th November 2022 to 18th November 2022;
- (b) Members requested the Committee Clerk contacts Chelmsford City Council Planning department to clarify what parts of minute number 125.12 were approved and not approved and advise members.

125.1 17 Tythe Close Springfield Chelmsford Essex CM1 6SU

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

Application Permitted – 22/01785/FUL

125.2 83 Daffodil Way, Springfield, Chelmsford, Essex, CM1 6XE

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

Application Permitted – 22/01770/FUL

GB

125.3 Lancaster Toyota, Hedgerows Business Park, Colchester Road, Springfield, Chelmsford, Essex, CM2 5PF

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

Application Permitted – 22/01759/ADV

125.4 7 Fulcher Avenue, Springfield, Chelmsford, Essex, CM2 6QN

Single storey rear extension to replace existing single storey conservatory to detached 2 storey house

Application Refused – 22/01740/CLOPUD

125.5 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.

Application Permitted – 22/01727/FUL

125.6 The Avenue Springfield and Land Forming Part Of Beaulieu Parks Sports Ground, Springfield, Chelmsford, Essex

Environmental Impact Assessment Screen Opinion for the 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.

Not EIA Development – 22/01816/EIASO

125.7 6 Matfield Close, Springfield, Chelmsford, Essex, CM1 7TP

Demolish conservatory and construct single storey rear extension; addition of window to the ground floor side elevation in the existing property.

Application Permitted – 22/01669/CLOPUD

125.8 34 Mayne Crest, Springfield, Chelmsford, Essex, CM1 6UB

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

Application Refused – 22/01680/FUL

125.9 7 John Eve Avenue, Springfield, Chelmsford, Essex, CM1 6DE

Partial conversion of existing garage into a habitable room.

Application Refused – 22/01615/FUL

125.10 Chelmsford Sewage Treatment Works, 129 Brook End Road South,
Springfield, Chelmsford, Essex, CM2 6NZ

No Comments – 22/01995/CM

125.11 Department For Business Innovation & Skills Redwing House Hedgerows
Business Park Colchester Road Springfield Chelmsford Essex CM2 5PB

G3 (Marked T1 and T2 on Map) Norway Maple - Fell - Reason: Decreased health, low amenity value;

G4 (Marked T2a on Map) Norway Maple - Fell to ground level - Reason: Damaging surrounding black paving;

G2 (Marked T3 on Map) Cherry - Reduce by 1.5-2m, remove deadwood - Crown dieback, overhanging parking area and adjacent property;

T1 (Marked T6 on Map) Cherry - Crown lift of 3m, prune away from building by 2m - Reason: Branches close to building;

T3 (Marked T7 on Map) Poplar - Remove NE stem, pollard to height of 6m from ground - Reason: Basal decay, to form a smaller retrenched crown;

T5 and T6 (Marked T12 and T12a on Map) Oak x2 - Reduce canopy by 3m in spread and height - Reason: Proximity to building and retain amenity value;

G1 (Marked T13 and T13a on Map) Field Maple - Fell to ground - Reason: Roots found within subsidence survey. Encroaching on fire exit from building;

Split Decision – 22/05166/TPO

125.12 Department For Business Innovation & Skills Redwing House Hedgerows
Business Park Colchester Road Springfield Chelmsford Essex CM2 5PB

G3 (Marked T1 and T2 on Map) Norway Maple - Fell - Reason: Decreased health, low amenity value;

G4 (Marked T2a on Map) Norway Maple - Fell to ground level - Reason: Damaging surrounding black paving;

G2 (Marked T3 on Map) Cherry - Reduce by 1.5-2m, remove deadwood - Crown dieback, overhanging parking area and adjacent property;

T1 (Marked T6 on Map) Cherry - Crown lift of 3m, prune away from building by 2m - Reason: Branches close to building;

T3 (Marked T7 on Map) Poplar - Remove NE stem, pollard to height of 6m from ground - Reason: Basal decay, to form a smaller retrenched crown;

T5 and T6 (Marked T12 and T12a on Map) Oak x2 - Reduce canopy by 3m in spread and height - Reason: Proximity to building and retain amenity value;

G1 (Marked T13 and T13a on Map) Field Maple - Fell to ground - Reason: Roots found within subsidence survey. Encroaching on fire exit from building;

Split Decision – 22/05166/TPO

125.13 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.

Application Permitted – 22/01675/FUL

126 **FOR INFORMATION**

126.1 **TOWN AND COUNTRY PLANNING ACT 1990 NOTIFICATION OF APPEAL**

22/01059/FUL – 1 Pollards Green, Springfield, Chelmsford, Essex, CM2 6UH

Single storey rear extension, single storey front extension. Alteration to position of entrance door and design of front elevation. Alteration of front elevation materials.

Members received a copy of a letter from Chelmsford City Council advising that an appeal had been lodged in respect of the above site.

RESOLVED: that the information was noted.

126.2 **TOWN AND COUNTRY PLANNING ACT 1990 NOTIFICATION OF APPEAL**

22/00715/FUL – 33 Barlows Reach, Springfield, Chelmsford, Essex, CM2 6SN

Retrospective application for fence around rear garden boundary.

Members received a copy of a letter from Chelmsford City Council advising that an appeal had been lodged in respect of the above site.

RESOLVED: that the information was noted.

Meeting closed 7.12 p.m.

Cllr G. Brazendale
Chairman

Signed

..... Date 13 DECEMBER 2022 .