

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on Monday 10th January 2022 at 6.45 pm
at Springfield Parish Centre

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

In Attendance: Committee Clerk

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

123 **CO-OPTION OF NON-COMMITTEE MEMBERS** – none were required.

124 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA & DISPENSATIONS** – Cllr Miss S. Byrne-Lagrué declared a non-pecuniary interest in 127.8 by virtue of being a tenant of Chelmer Housing partnership.

125 **MINUTES OF THE COMMITTEE MEETING** – held 13th December 2021.

RESOLVED: that Minutes of the Meeting held on 13th December 2021 be approved and signed as a correct record.

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

127 **PLANNING APPLICATIONS**

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

127.1 **21/02266/FUL** – 2 Hunters Way, Springfield, Chelmsford, Essex, CM1 6FL

Demolish conservatory and construct two storey side extension.

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

127.2 **21/02326/FUL** – Mast 42571 South of Junction with New Nabbotts Way, White Hart Lane, Springfield, Chelmsford, Essex

Removal of the existing 10 m tall monopole. Construction of 20 m tall slim-line column, supporting 6 upgraded antennas with ancillary development including the installation of 1 GPS module and 3 remote radio heads (RRH) to be located on the new column.

RESOLVED: members raised concern by the height of the replacement mast and its proposed new positioning. It was felt that the mast should be located further back within the area to be partially hidden by the trees, as it was nearby to a residential area.

127.3 **21/02083/FUL** – 64 Henniker Gate, Springfield, Chelmsford, Essex

Construction of a first-floor front extension with balcony, two storey side extension and single storey rear extension, and front porch, as well as raised boundary wall.

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

127.4 **21/02284/FUL** – 78 Lupin Drive, Springfield, Chelmsford, Essex, CM1 6FJ

Demolish existing conservatory and construct single storey rear extension and part single, part two storey side extension.

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

127.5 **21/02434/FUL** – 1 Curzon Way, Springfield, Chelmsford, Essex, CM2 6PF

Single storey front extension.

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

127.6 **21/02461/FUL** – 37 Burnell Gate, Springfield, Chelmsford, Essex, CM1 6ED

Proposed loft conversion including dormers and velux roof windows and alterations to existing fenestration.

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

127.7 **21/02467/FUL** – 6 Albemarle Link, Springfield, Chelmsford, Essex, CM1 6AG

Demolish conservatory and construct single storey infill side extension. Alterations to existing fenestration.

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

127.8 **21/05328/TPO** – 31 Springfield Lyons Approach, Springfield, Chelmsford, Essex, CM2 5LB

T4, T5 and T6 Turkey Oaks - Located at the car park green space - Selectively reduce the over extended lateral branches within the crown by 2.5-3m where required. Remove large diameter deadwood throughout the crown - Reason: To maintain size of the trees.

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

127.9 **21/01939/REM** – Zone W Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Application for the approval of reserved matters (layout, access, scale, appearance, public open space and landscaping) at Beaulieu, Zone W, in relation to outline permission 09/01314/S73, for the development of 194 dwellings together with associated infrastructure, landscaping, and car parking.

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

128 **ESSEX COUNTY COUNCIL PLANNING APPLICATIONS**

Members were asked to consider the following planning applications received from Essex County Council:

128.1 ESS/148/20/CHL — Bulls Lodge Quarry (Boreham Airfield), Generals Lane, Boreham, Chelmsford, Essex, CM3 3HR

Continuation of development permitted by CHL/1019/87 without compliance with condition 1 (Application details), condition 3 (Completion of extraction and restoration) and condition 12 (Phasing) to allow for a temporary suspension of extraction within Boreham Airfield, relocation of field conveyor to Park Farm extraction area, amended phasing scheme and an extension of time to complete extraction and restoration. Planning permission CHL/1019/87 was for "Winning and working of sand and gravel."

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

128.2 ESS/147/20/CHL — Bulls Lodge Quarry (Park Farm & Brick Farm), Generals Lane, Boreham, Chelmsford, Essex, CM3 3HR

Continuation of development permitted by CHL/1890/87 without compliance with condition 1 (Applications details), condition 3 (completion of extraction and restoration), condition 12 (Phasing), condition 13 (Completion of Boreham Airfield extraction before the Park Farm, Bulls Lodge and Brick Farm land extraction is commenced) and condition 16 (Approved conveyor route) to allow a rephasing of operations such that Park Farm is worked earlier within the overall working scheme for Bulls Lodge Quarry, Park Farm land is worked from north to south as opposed to the approved south to north, an amended route for the field conveyor and an extension of time to complete extraction and restoration. Planning permission CHL/1890/87 was for "Winning and working of sand and gravel, the erection of a processing plant and ready-mix concrete and mortar plants, workshop and weighbridge and office."

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

129 DECISIONS OF CHELMSFORD CITY COUNCIL

RESOLVED: that

- (a) the planning decisions for the period 4th December 2021 to 24th December 2021 attached as Appendix 1 be noted;
- (b) Committee Clerk to email members of the planning committee Chelmsford Local Plan policies for DM23 High Quality and Inclusive Design, DM26 Design Specification for Dwellings and DM29 Protecting Living and Working Environments;
- (c) Committee Clerk to find out from the Clerk to the Council if there are any courses available from the EALC on the new Planning Reforms.

130 CHELMSFORD CITY COUNCIL – PLANNING ENFORCEMENT

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

- 130.1 21/00424/ENFB –** Garage converted to habitable space in breach of condition at 12 Linge Avenue, Broomfield, Chelmsford, Essex, CM1 6BY.
- 130.2 21/00425/ENFB –** Conversion of garage to habitable space in breach of planning control at 10 Linge Avenue Broomfield Chelmsford CM1 6BY.
- 130.3 21/00411/ENFB –** Second storey added to outbuilding at 160 Lupin Drive, Springfield, Chelmsford, Essex, CM1 6FJ

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Members noted the closed complaint that had been received by Chelmsford City Council:

- 130.4 **20/00274/ENFB** – Garage being occupied as separate unit of residential accommodation at Annexe At 55 Albemarle Link, Springfield, Chelmsford, Essex

Planning permission had been granted for the development that had taken place. As such no further enforcement action would be taken in this matter.

Meeting Closed: 19.26 pm

Signed
Chairman

Date... 24/1/2022

DECISIONS BY CHELMSFORD CITY COUNCIL 4TH TO 24TH DECEMBER 2021

1. **09/01314/MOD106** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Request for modification of the s106 (legal) Agreement, entered into on 7th March 2014, associated with the outline planning permission for the Beaulieu mixed use residential-led development (09/01314/EIA), to increase the threshold associated with the delivery of the Radial Distributor Road Phase 3 Works (to include the replacement Generals Lane Bridge) from 1,000 to 1,400 occupations – **Withdrawn**

2. **21/02262/CLOPUD** – 50 Wilfred Waterman Drive, Springfield, Chelmsford, Essex, CM1 6AZ

Single storey rear extension and alterations to existing fenestration – **Application Permitted**

3. **21/02063/FUL** – 5 Clunford Place, Springfield, Chelmsford, Essex, CM1 6BH

Conversion of existing garage to gym/recreation room with a shower room – **Application Permitted**

4. **21/02056/FUL** – 45 Paddock Drive, Springfield, Chelmsford, Essex, CM1 6SS

Single storey front, first floor side extension over garage, single and two storey rear extension and conversion of integral garage to habitable accommodation – **Application Permitted**

5. **21/02000/FUL** – 9 Atholl Road, Springfield, Chelmsford, Essex, CM2 6TB

Refurbishment of existing industrial unit with alterations to entrance door and fenestration. Addition of perimeter security fencing, electric vehicle charging point and freestanding canopy to service yard – **Application Permitted**

6. **21/01810/FUL** – Wellbeck, Pump Lane, Springfield, Chelmsford, Essex, CM1 6TA

Alteration of existing front porch. Two storey rear extension with first floor balcony area. Conversion and extension of garage into gated drive through and parking area. Alterations to the existing fenestration and additional fenestration. Single storey front and rear extensions. Enlargement of the front dormer – **Application Refused**

7. **21/01678/FUL** – 53 Brook End Road South, Chelmsford, Essex, CM2 6NZ

Proposed first floor rear extension – **Application Permitted**

8. **21/02135/FUL** – 31 Beeleigh Link, Springfield, Chelmsford, Essex, CM2 6PH

Garage conversion including raising of the roof to form additional storey – **Application Permitted**

9. **21/02074/FUL** – 2 Holders Farm Cottages, Pump Lane, Springfield, Chelmsford, Essex, CM1 6TA

Proposed first floor extension, hip to gable loft conversion and extension with rear dormer; and side dormer to annexe – **Application Permitted**

10. **21/01976/FUL** – 8 Portway, Springfield, Chelmsford, Essex, CM2 6YP

Demolish existing conservatory and construct part single, part two storey rear extension and front porch – **Application Refused**

11. **17/02165/DOC/6** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Condition 18 - Lighting Scheme – **Conditions Discharged**

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12. **21/05297/TPO** – 12 Marston Beck, Springfield, Chelmsford, Essex, CM2 6RL

T1 and T2 - Limes - Crown lift low canopy to 1.8m. Reduce encroachment over road by 1.5m to 1m behind kerb line. Crown clean by removing deadwood and thinning by 10%. Reason: improve natural air and light passage – **Application Permitted**

13. **21/02136/FUL** – Abercorn House, 30 Shardelow Avenue, Springfield, Chelmsford, Essex, CM1 6BG

Single storey side extension to existing dwelling and extension in height of front brick wall. Raising of existing garage roof to create home office and gym. Dormers to front elevation, steel spiral staircase, replacement garage doors and new door to side elevation of garage – **Application Permitted**

14. **21/05275/TPO** – 2 Lupin Drive, Springfield, Chelmsford, Essex, CM1 6FH

T1 oak (ref T3 on plan) - Car Park Area - Crown lift tree to 4-5m above ground level over car park and drive entrance. Reason: to let high sided vehicles park underneath. Evidence of vehicles hitting branches on the tree – **Application Permitted**

15. **21/05276/TPO** – Land Between Parish Centre And Church Of St Augustus, New Bowers Way, Springfield, Chelmsford, Essex, CM1 6GX

T1 - Oak - Prune back to previous reduction points (0.5-1m of regrowth). Reason: maintain 5 year cycle and to reduce weight and balance the crown again.

T2 - Oak - Prune 1.5m away from library building to previous reduction points. Reason: There is a small amount of dead wood over the heavily vegetated verge next to the public footpath and the tree is beginning to encroach on the library building – **Application Permitted**

16. **21/05266/TPO** – 45 Candytuft Road, Springfield, Chelmsford, Essex, CM1 6YS

T1 - Silver Birch - reduce height and spread by 2m. Crown thin by approximately 10%. Reason: grown tall and therefore requires topping and trimming – **Application Refused**

17. **21/01999/FUL** – 63 Candytuft Road, Springfield, Chelmsford, Essex, CM1 6YS

Two storey front and side extension. First floor rear extension. Repositioning of front door, entrance stairs and change porch roof from flat to pitched – **Application Refused**

18. **09/01314/DOC/267** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Beaulieu Condition 24 ii - Mineral Extraction – **Conditions Discharged**

19. **17/02165/DOC/4** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

RDR3: Condition 8 (Partial) - Strategic Cycle Route; Condition 12 - Road Surface Materials – **Conditions Discharged**

20. **17/02165/DOC/3** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

RDR3: Condition 11 - Drainage & Service Runs & Condition 14 - Sustainable Drainage Management – **Conditions Discharged**

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