

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on Monday 20th May 2019 at 6.45pm
Springfield Parish Centre, St Augustine's Way.

Present: Cllrs: G. Brazendale (Chairman), Ms S. Byrne-Lagrué, B. Jeapes and A. Potts

In Attendance: Committee Clerk

1 **APOLOGIES FOR ABSENCE** – were received and accepted from Cllr D. Havell (*retrospective*)

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

3 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA & DISPENSATIONS** – Cllr Ms S. Byrne-Lagrué declared a non-pecuniary interest relative to the Beaulieu Park applications.

4 **MINUTES OF THE COMMITTEE MEETING** – held on 23rd April 2019.

RESOLVED: that the Minutes of the Meeting held 23rd April 2019 be approved and signed as a correct record.

5 **PUBLIC QUESTION TIME** – there were no members of public present.

6 **PLANNING APPLICATIONS**

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

6.1 **19/00251/FUL** - 28 Kirk Place, Springfield, Chelmsford, Essex, CM2 6TN

Part conversion of existing garage and single storey rear extension with roof windows.

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

6.2 **19/00617/FUL** - 11 Blacksmith Close, Springfield, Chelmsford, CM1 6SY

Demolition of conservatory. Construction of replacement extension.

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

6.3 **19/00592/MAT** – 22 Paddock Drive, Springfield, Chelmsford, Essex, CM1 6SS

Material amendment to planning permission 16/02155/FUL (First floor side extension, garage conversion, pitched roof over existing rear flat roof extension and extended driveway) to vary Condition 2.

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

6.4 **19/00612/FUL** - North Springfield Baptist Church Havengore, Springfield, Chelmsford, Essex, CM1 6JP

Two storey side extension to provide additional community space and improved WC facilities.

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

6.5 **19/00680/ADV** - Bus Shelter At Centenary Way, Springfield, Chelmsford, Essex

Digital advert on the real-time passenger information screen located at the bus stop.

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

6.6 **19/00695/ADV** - Bus Shelter Outside 30 Stirrup Close, Springfield, Chelmsford, Essex

Digital advert on the real-time passenger information screen located at the bus stop.

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

6.7 **19/00640/FUL** - 20 Downsway, Springfield, Chelmsford, Essex, CM1 6TU

Two-storey front and side extension, single storey rear extension and garage conversion.

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

(a) Not in keeping with the street scene.

(b) Additional living accommodation and loss of garage is likely to increase on street parking.

6.8 **19/00604/FUL** - Menzies Distribution Sheepcotes, Springfield, Chelmsford, Essex, CM2 5AS

Removal of 9 roller shutters on the side elevations. The openings will be blocked up and re-clad to match the existing elevation cladding.

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

6.9 **19/00656/FUL** - Site At Former Wickes, Cuton Hall Lane, Springfield, Chelmsford, Essex, CM2 5PX

MOT bays proposed for MOT facilities.

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

6.10 **19/00590/MAT** – Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex

Material amendment to planning permission 16/01471/REM (Development of Zone C, Beaulieu - Demolition of existing buildings and construction of 266 houses (40 two beds, 102 three beds, 104 four beds and 20 five beds) and 55 apartments (19 one beds, 35 two beds and 1 three bed), car parking, landscaping and associated and ancillary development. (Amendment to permission reference 15/02072/REM to provide a further 65 dwellings within the area known as 'the Island'.)) for the addition of 1no. one-bed residential apartment.

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

6.11 **19/00586/REM** – Beaulieu Park, White Hart Lane, Chelmsford, Essex

Zones M, N & Q: Construction of 118 houses (24 two beds, 60 three beds and 34 four beds), 223 bed maisonettes and 131 apartments (95 one beds and 36 two beds), with associated infrastructure, servicing, landscaping and car parking.

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

6.12 **19/00581/REM** – Beaulieu Park, White Hart Lane, Chelmsford, Essex

Development of Zones K and L: Construction of 300 dwellings (92 x 1 bed, 141 x 2 bed and 67 x 3 bed) with associated infrastructure, servicing, landscaping and car parking spaces.

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

- (a) The grouping of social housing in one area within the construction zone is considered unacceptable, there should be a mixture of social and private housing integrated throughout the whole of the development zones;
- (b) the design of housing should be in keeping with the nearby area, in particular the visual appearance of properties should not differ, the size and height of buildings should be of similar proportion;
- (c) observation of planning guidance does not appear to have been taken into account - Planning guidance note 17 section 2.7 Privacy and Planning indicates 3 storey properties with facing windows of habitable rooms, including flats or properties where the living room is on the first floor, are to be a minimum of 31m (this application indicates a 20 metre separation).

6.13 **19/00779/FUL** – 1 Downsway, Springfield, Chelmsford, Essex

Two-storey side extension, demolish the conservatory and construct a single-storey rear extension and enlarge the existing front extension.

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

6.14 **19/00746/FUL** – 39 Downsway, Chelmsford, Essex

Demolish existing garage, two storey side extension, including rear dormer and extension of front dormer.

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

That the proposed front dormer alongside the existing would create an imposing appearance in relation to the host property, therefore adversely affecting the street scene.

6.15 **19/00807/FUL** – 91 Eglinton Drive, Springfield, Chelmsford, Essex, CM2 6YL

Loft conversion with rear dormer and three roof lights to the front elevation.

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

7 ESSEX COUNTY COUNCIL – PLANNING APPLICATION DECISION

ESS/14/19/CHL – Chelmsford Water Recycling Centre, 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 PV array, underground cabling, fencing, gates and switchgear housing.

Notification had been received from Essex County Council advising that a decision had been made as follows: that the proposed development was considered to be permitted development and that a specific grant of planning permission was therefore not required.

RESOLVED: that the information is noted.

8 DECISIONS OF CHELMSFORD CITY COUNCIL

RESOLVED: that

- (a) the Committee Clerk emails a copy of the Case Officers Decision report for 19/00305/FUL – Site At 9 Marigold Close, Springfield, Chelmsford, Essex to members on the planning committee.
- (b) The remainder of the planning decisions for the period of 13th April 2019 – 10th May 2019 attached as Appendix 1 be noted.

9 CHELMSFORD CITY COUNCIL – PLANNING ENFORCEMENT

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

- 9.1 **19/00160/ENFB** – Shed constructed in front garden at 23 Fawkner Close, Springfield, Chelmsford, Essex, CM2 6UP.
- 9.2 **19/00161/ENFB** - Two-storey rear extension under construction at 6 Petunia Crescent, Springfield, Chelmsford, Essex CM1 6YP.

Members noted the closed complaints that had been received from Chelmsford City Council:

- 9.3 **19/00113/ENFB** - Outbuilding under construction at 51 Sandford Mill Road, Springfield, Chelmsford, Essex, CM2 6NS.

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

- 9.4 **19/00144/ENFB** - Outbuilding under construction at 49 Sandford Mill Road, Springfield, Chelmsford, Essex, CM2 6NS.

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

10 **CHELMSFORD CITY COUNCIL – PARISH COUNCIL FORUM 13 JUNE 2019**

Members were invited to attend the next Planning forum of Parish Councils, which was being held on Thursday 13th June 2019 at 7.30pm in the Council Chamber at the Civic Centre. The following areas would be discussed:

Local Plan

- Local Plan Modifications Consultation.
- Masterplan Process.

Development Management

- General Development Management Update.
- Latest Legislation Updates.
- Training Requests.

RESOLVED: that Cllrs Ms S. Bryne-Lagrué and B. Jeapes confirmed they would attend.

Next Meeting: 3rd June 2019

Meeting Closed 7.52pm

Signed.....
Chairman

Date.....

DECISIONS BY CHELMSFORD CITY COUNCIL – for period 13th April 2019 – 10th May 2019

1. **09/01314/DOC/176** – Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Zone C2: Condition 39(i) - Soft Landscaping – **Unknown**
2. **09/01314/DOC/170** – Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Zone G (Part of Zone E): Condition 39 (i) - Soft Landscaping – **Unknown**
3. **19/00307/FUL** – 28 Cawkwell Close, Springfield, Chelmsford, Essex, CM2 6SG
Demolition of existing garage. Front and side two storey extensions – **Application Permitted**
4. **19/00305/FUL** – Site At 9 Marigold Close, Springfield, Chelmsford, Essex
Extension of dwelling to create two flats – **Application Refused**
5. **19/00303/FUL** – 15 Gaiger Close, Springfield, Chelmsford, Essex, CM1 6UR
First floor side extension and ground floor rear extension – **Application Permitted**
6. **19/00273/FUL** - 10 Leapingwell Close, Springfield, Chelmsford, Essex, CM2 6RZ
Part two storey, part single storey side and rear extensions – **Application Permitted**
7. **17/00202/CM** – Beaulieu First Education Site, Greater Beaulieu Park, White Hart Lane, Springfield Chelmsford, Essex

Proposed development of the Beaulieu Park Schools Campus, consisting of a 1200 place three storey Secondary School, 420 place two storey Primary School, 56 place single storey Nursery, Sports Hall with associated community facilities, hard and soft play areas, means of enclosure, landscaping, car parking, bicycle and scooter parking and associated infrastructure on a site of approx. 11.8ha on land to the northeast of the junction of White Hart Lane (A130) and Essex Regiment Way, with vehicular access from Armistice Avenue and pedestrian access via Beaulieu Square, Chelmsford – **Application Permitted**
8. **19/00333/FUL** - 12 Uplands Drive, Springfield, Chelmsford, Essex, CM1 6TW
First floor side extension – **Application Permitted**
9. **18/01442/DOC/1** - Land Adjacent Menzies Distribution, Sheepcotes, Springfield, Chelmsford, Essex
Condition 22 - Safe Drainage (GCN) and Condition 24 - Surface water drainage scheme – **Unknown**
10. **18/00475/DOC/3** - 11 Montrose Road, Springfield, Chelmsford, Essex, CM2 6TE
Condition 15 - Details of materials – **Unknown**
11. **19/00347/FUL** - 65 Oak Lodge Tye, Springfield, Chelmsford, Essex, CM1 6GZ
Demolition of existing conservatory and construction of two storey rear extension and single storey side extension – **Application Permitted**

12. **15/00081/DOC/3** - Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Phase 2A Infrastructure: Condition 2 - Sub-Station (1.2) Finishes – **Unknown**
13. **19/00480/FUL** - 34 Ratcliffe Gate, Springfield, Chelmsford, Essex, CM1 6AL
Single storey rear extension – **Application Permitted**
14. **19/00472/FUL** - 30 Knapton Close, Springfield, Chelmsford, Essex, CM1 6UL
Front single storey extension – **Application Permitted**
15. **19/00443/FUL** - 12 Beaulieu Boulevard, Springfield, Chelmsford, Essex, CM1 6EA
Front single storey extension – **Application Permitted**
16. **19/00391/FUL** - 34 Bouchers Mead, Springfield, Chelmsford, Essex, CM1 6PJ
First floor front extension. Two storey rear and side extension – **Application Permitted**