

SPRINGFIELD PARISH COUNCIL
Minutes of the Planning Committee Meeting
held on 5th June 2017 at 6.45pm
in the Springfield Parish Centre, St Augustine's Way

Present: Cllrs G Brazendale (Chairman), R Lee, J Thompson and Miss S Lagrue

In Attendance: Committee Clerk

- 1 **APOLOGIES FOR ABSENCE** – were received and accepted from Cllrs K Chapman and R Smith.
- 2 **CO-OPTION OF NON COMMITTEE MEMBERS** – Cllr Miss S Lagrue was co-opted on to the committee as a substitute for Cllr Smith.
- 3 **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA & DISPENSATIONS** – there were no declarations of interest or dispensations.
- 4 **MINUTES OF THE COMMITTEE MEETING** – held on 22nd May 2017.
RESOLVED: the Minutes of the Meeting held on 22nd May 2017, were approved and signed as a correct record.
- 5 **PUBLIC QUESTION TIME** – there were none in attendance.
- 6 **PLANNING APPLICATIONS**
Members considered the following planning applications:
 - 6.1 **17/00858/FUL** – 47 Albemarle Link, Springfield, Chelmsford, Essex, CM1 6AH
Single storey rear extension. Addition of two front dormers and one rear dormer. Addition of two roof lights to rear.
RESOLVED: that the committee has no objections to this application.
 - 6.2 **17/00937/FUL** – 4 Bryant Link, Springfield, Chelmsford, Essex, CM2 6GZ
Single storey rear extension.
RESOLVED: Concern that the current proposal taken together with what appears to be an existing extension could cumulatively comprise overdevelopment of the site.
 - 6.3 **17/00892/FUL** – 1 Whitmore Crescent, Springfield, Chelmsford, Essex, CM2 6YN
Two storey rear extension. Two new first floor windows in side elevations of existing dwelling.
RESOLVED: Concerns by overlooking of neighbouring properties by both new side windows therefore the glass should be obscure.
 - 6.4 **17/00847/FUL** – 23 Cornflower Drive, Springfield, Chelmsford, Essex, CM1 6XY
Demolish existing porch. Two storey front extension & first floor rear extension.
RESOLVED: that the committee has no objections to this application.

- 6.5 **17/00765/FUL** – 82 Rubens Gate, Springfield, Chelmsford, CM1 6GN

Two storey side extension.

RESOLVED: that the committee has no objections to this application.

- 6.6 **17/00802/FUL** – Site at the Former White Hart, Colchester Road, Springfield, Chelmsford, Essex

Mixed use redevelopment of site to provide two single storey buildings, one comprising a restaurant and hot food takeaway (mixed A3/A5 use), the other comprising retail and restaurant (mixed A1/A3 use), each building to be served by its own 'drive-thru' lane, associated car and cycle parking, refuse storage and landscaping.

RESOLVED: that

- (a) It was noted that Highway England has recommended refusal of the application, therefore we would request that Chelmsford City Council takes this recommendation into account.
- (b) Concern that insufficient disabled parking spaces on the site.
- (c) Environmental impact due to lack of bin refuse space.
- (d) Parking of vehicles in the road delivering to BMW very close to the proposed entrance/exit which could cause a blind spot.

- 6.7 **17/00803/ADV** – Site at the Former White Hart, Colchester Road, Springfield, Chelmsford, Essex

Illuminated and non-illuminated elevational and freestanding signs.

RESOLVED: that sign number 15 needs to be set back from the sight line as per plan B1005.

- 6.8 **17/00923/FUL** – 8 Croft Court, Springfield, Chelmsford, Essex, CM1 6UQ

Single storey front extension.

RESOLVED: that the committee has no objections to this application.

- 6.9 **17/00915/FUL** – Marlborough House, 20 Shardelow Avenue, Springfield, Chelmsford, Essex, Single storey outbuilding to rear of existing garage.

RESOLVED: that the committee has no objections to this application.

- 6.10 **17/00928/FUL** – Pippins, Sandford Mill Road, Springfield, Chelmsford, Essex

Two storey rear extension, single storey side extension. Replacement rear dormer. Detached garage. Alterations to fenestration.

RESOLVED: that the committee has no objections to this application.

- 6.11 **17/00957/FUL** – 12 Burnell Gate, Springfield, Chelmsford, Essex, CM1 6ED

Proposed rear extension to garage & conversion into habitable accommodation.

RESOLVED: Concern loss of garage could lead to an increase of on street parking.

7 **ESSEX COUNTY COUNCIL – PLANNING APPLICATIONS**

ESS/08/17/CHL – Existing Water Recycling Centre, Chelmsford Water Recycling Centre, Brook End Road, Chelmsford, Essex, CM2 6NU

The erection of three buildings to house plant and control equipment within the operational boundary at Chelmsford Water Recycling Centre.

RESOLVED: that no comment was made regarding this application.

8 **DECISIONS BY CHELMSFORD CITY COUNCIL**

RESOLVED: that

(a) the Committee Clerk emails members of the Planning Committee the Case Officer Report from Chelmsford City Council on 16/02208/FUL - Land North of Chelmer Village Way, Chelmer Village Way, Springfield, Chelmsford, Essex.

(b) the planning decisions for the period 13th May 2017 to 26th May 2017, attached as Appendix 1 be noted.

9 **BUS PASSENGER NEWS**

Members received Bus Passenger News for May / June 2017 from Essex County Council.

RESOLVED: that the information is noted.

Meeting closed at 7.56pm

Signed.....
Chairman

Date:

DECISIONS BY CHELMSFORD CITY COUNCIL – for period 13th May 2017 – 26th May 2017

1. **16/01728/DOC/3** – Sainsburys, 2 White Hart Lane, Springfield, Chelmsford, Essex, CM2 5PA
Condition 6 - Drainage / Service run details – **Conditions Discharged**
2. **17/00695/FUL** - 19 Cornelius Vale, Springfield, Chelmsford, Essex, CM2 6GY
Proposed side facing roof light windows to roof – **Application Withdrawn**
3. **16/01929/DOC/2** – Land at Rose Cottage, Pump Lane, Springfield, Chelmsford, Essex
Condition 5 – Detailed drawings and sections showing the finished levels – **Conditions Refused**
4. **11/01752/DOC/3** – Site at old Lodge Farm, White Hart Lane, Springfield, Chelmsford, Essex, CM1 6TD
Condition 5 – sample materials, Condition 9 – boundary treatment & condition 13 – soft landscaping scheme – **Conditions Discharged**
5. **17/00570/FUL** – 12 Rubens Gate, Springfield, Chelmsford, Essex, CM1 6GN
Retrospective application for rear canopy – **Application Permitted**
6. **17/00509/FUL** – Site At Rose Cottage, Pump Lane, Springfield, Chelmsford, Essex
2no semi detached houses to replace existing dwelling and new vehicular access onto Pump Lane – **Application Permitted**
7. **17/00393/CM** – ECC Waste Transfer Station, Winsford Way, Boreham, Chelmsford, Essex, CM2 5PD
Continuation of use as a Waste Transfer Station without compliance with Condition 2 (compliance with submitted details) attached to planning permission reference ESS/25/16/CHL, to allow an additional use of the site for overnight parking of associated Heavy Goods Vehicles and trailers – **Application Permitted.**
8. **16/00892/REM** – Beaulieu Park. White Hart Lane Springfield, Essex
Development of ZONE I, Beaulieu – Construction of 105 houses (10 two beds, 36 three beds, 52 four beds and 7 five beds) and 53 apartments (23 one beds and 30 two beds and part of 3 four bed houses and part of 2 two bed flats (in connection with Zone F full planning permission ref: 16/00893/FUL with associated infrastructure, serving, landscaping, a substation and car parking – **Application Permitted**
9. **16/00893/FUL** – Zone F Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Development of Zone F, Beaulieu - Construction of 52 houses (6 two beds, 25 three beds, 18 four beds and 3 five beds) and 39 apartments (18 one beds and 21 two beds) and part of 3 four bed houses and part of 2 two bed flats (in connection with Zone I reserved matters ref. 16/00892/REM) with associated infrastructure, servicing, landscaping and car parking – **Application Permitted**

10. **09/01314/DOC/88** – Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Neighbourhood Centre: Condition 57 – Materials – **Conditions Discharged**
11. **17/00898/EIASO** – Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Environmental Impact Screening Opinion for Construction of the Radial Distributor Road (Phase 2a), including two new roundabouts, provision of cycle and pedestrian crossings, substation, landscaping and associated and ancillary development – **Not EIA Development**
12. **17/00694/CLOPUD** – 19 Cornelius Vale, Springfield, Chelmsford, Essex, CM2 6GY
Rear Roof Dormer and front facing roof windows – **Application Withdrawn**
13. **17/00631/FUL** – 38 Jenner Mead, Springfield, Chelmsford, Essex, CM2 6SJ
Two storey side extension and single storey front extension – **Application Permitted**
14. **17/00610/CLOPUD** – 4 Pollards Green, Springfield, Chelmsford, Essex, CM2 6UH
Proposed loft conversion, side dormer and roof lights to the other side elevation. – **Application Permitted**
15. **17/00593/FUL** – Sainsburys, 2 White Hart Lane, Springfield, Chelmsford, Essex, CM2 5PA
Proposed loft conversion, side dormer and roof lights to the other side elevation – **Application Permitted**
16. **17/00594/ADV** – Sainsburys, 2 White Hart Lane, Springfield, Chelmsford, Essex, CM2 5PA
Four ANPR signs and 35 non-illuminated signs – **Application Permitted**
17. **17/00540/FUL** – 22 Hunters Way, Springfield, Chelmsford, Essex, CM1 6FL
First floor side extension – **Application Permitted**
18. **16/02208/FUL** – Land North Of Chelmer Village Way, Chelmer Village Way, Springfield, Chelmsford, Essex
Construction of a 70 bed, part two storey and part three storey care home with associated access, parking, landscaping, amenity space and provision for a significant area of public open space – **Application Refused**