

**Minutes of the meeting of the Planning Committee of Chelmsford Garden
Community Council held on 14th March 2024 at 5.30pm at the Beaulieu
Community Centre, 17 Centenary Way, Chelmsford, Essex**

Present: **Councillors** Kuldeep Golla (Acting Chair)
Derek Drew-Smith
Joel Alderman
Executive Officer Suzanne Walker

No members of the public were present

As Councillor Driver was not available to chair the meeting it was agreed that Councillor Golla act as Chair for this meeting.

24/PC.13: Apologies
Received from Councillor Driver

24/PC.14: Declarations of Interest
None.

24/PC.15: To approve the Minutes of the planning committee meeting held on 8th February 2024

The minutes of the meeting held on 8th February 2024 were **agreed** by all Councillors and signed by the Acting Chair.

24/PC.16: Public session
No members of the public were present.

24/PC.17: To consider and agree representations in relation to the following new planning applications

24/PC.17.1 24/00170/FUL - 3 Mashie Link, Chelmsford Garden Community - First floor side extension. Alterations to fenestration – **No comments**

24/PC.17.2 24/00229/FUL - 4 Robert Finch Crescent, ,Chelmsford Garden Community- Partial conversion of existing double garage into home office/ games room – **Agreed** to submit representations that Councillors are concerned by the potential loss of parking provision at the property and to note that the new front doors are not in keeping with other doors at the property.

24/PC.17.3 ESS/02/24/CHL - Land at Essex Regiment Way business park - Continued operation of the waste transfer and recycling facility without compliance with conditions 1 (approved details), 5 (external storage areas and heights) and 21 (hours of operation) attached to planning application ref: ESS/17/17/CHL to allow changes to the approved site layout including provision for a new workshop/maintenance building, a new workshop/storage building and a number of new

units/portacabins for staff welfare; additional storage bays and amended areas for the storage of materials/waste, plant/machinery and vehicles including car parking; and extended hours of operation (retrospective) – **Agreed to object** on the basis that the application is for operations to take place at the facility 24/7 with a comment that doors will be kept shut at night. However, Councillors did not consider that this would sufficiently reduce the noise from the facility. Whereas the facility used to be on its own it is now very close to residential development and it is not an appropriate site for such a business. There is also a concern in relation to the movement of lorries and although it states that operations will commence at 6am experience shows that lorries will park up prior to any opening times. The impact of noise and dust will be onerous for residents near by.

24/PC.17.4 ESS/03/24/CHL - Land at Essex Regiment Way business park – scrap metal recycling facility (retrospective) – **Agreed to object** to this application on the basis of the business being too close to the new residential developments and the adverse impact of pollution and noise. Also the impact of heavy vehicles especially at the roundabout.

24/PC.17.5 23/01964/FUL – 38 Gardiner Way, Chelmsford Garden Community - Proposed first floor terrace above existing garage with associated obscured screening and metal railing. Alterations to fenestration – Amended application – **Agreed** to comment that the frosted glass should be the same appearance as other frosted glass in the area so as to have a consistent street scene.

24/PC.17.6 22/01950/OUT and 22/01950/FUL - Zone 1 Chelmsford Garden Community – Application for hybrid planning permission, seeking outline planning permission with all matters reserved, except means of access at Essex Regiment Way (including pedestrian and cycle bridge) and Belsteads Farm Lane (road to Park Farm), for a mixed use scheme comprising up to 1,500 new homes (use Class C3); a primary school including co-located early years nursery provision and associated playing fields (Use Class F1 and E(f)); employment areas (Use Class Ec,Eg (i)(ii)(iii) and associated ancillary uses); a mixed use neighbourhood centre (Use Classes Ea,b,c,d,e,f,g(i), and F1(e), F2(b); and associated green infrastructure, including public open space, formal and informal play and recreation areas; drainage features, and other associated works; and, diversion of public rights of way. Detailed planning permission is sought for the initial phase of on-site highway works comprising the east to west main street; north to south main street, including bus gates; and associated strategic ground re-

profiling and strategic surface water attenuation and associated landscaping – AMENDED APPLICATION – **Agreed** to comment in relation to concerns regarding the following issues:

- The proposed school fronts onto a shopping area with no parking or stopping and this will cause congestion and problems in the area
- The proposal for active travel is laudable but unlikely to be achieved and to therefore consider the potential traffic impact
- It is noted that it is proposed to extend the C10 bus service to cover the area which will extend the time it takes to travel into the City Centre and thus make it less likely to be used by local people
- There is a heavy reliance on the use of buses to meet targets of reducing car use, but experience has shown that once bus services have to be run on a commercial basis then short hopper style services are not maintained.
- The footbridge does not lead anywhere and seeing as Essex Regiment Way is due to be downgraded it would be more appropriate to have a pedestrian crossing over the road at that point rather than a very expensive foot bridge. The appearance of the bridge is also out of keeping with the rural area.
- The application claims that the development will be sustainable but there are no proposals for charging points for electric vehicles, solar panels or air source heat pumps
- In view of comments regarding the upgrade of Bridleway 18 it is hoped that developer contribution money can be used to provide an upgrade and lighting of that Bridleway to improve connectivity across the Parish.
- Stewardship proposals should include the fact that this Council will be involved and having an influence on behalf of the community.
- The height of housing around the Domsey Lane area should be no more than 2 storeys so as to be sensitive to the character of the area.

24/PC.18: To note the following planning results

The following planning results were **noted**:

24/PC.18.1 23/00868/S73 - 25 William Porter Close, Chelmsford Garden
Community - Variation of condition 3 to approved planning application
23/00868/FUL (Garage conversion with internal alterations) to that the
loft conversion granted approval under reference 23/01672/CLOPUD

- 24/PC.18.2 should be allowed to be implemented in conjunction with the garage conversion granted permission under 23/00868/FUL – **Granted**
24/00047/CLEUD - 19 Mashie Link, Chelmsford Garden Community – Certificate of lawfulness to regularises a loft conversion – **Granted**
- 24/PC.18.3 24/00072/FUL - 16 Linge Avenue, Chelmsford Garden Community - Retrospective application for the conversion of the garage and approval of the internal layout changes and new window – **Refused**

24/PC.19: To discuss procedures in reporting breach of planning control

Councillor Drew-Smith raised a concern in relation to residents converting front gardens into hard standing and the cumulative impact upon the drainage provision in the area. The Executive Officer will look to obtain plans of the areas so that any changes can be brought to the attention of Chelmsford City Council to make sure that due process is complied with and if necessary the residents who wish to make sure changes apply for planning permission.

Meeting concluded at 6.21pm

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