

Minutes of the meeting of the Planning committee of Chelmsford Garden Community Council held on 9th May 2024 at 5.30pm at the Beaulieu Community Centre, 17 Centenary Way, Chelmsford, Essex

Present: **Councillors** Cynthia Driver (Chair)
 Brian Jeapes
 Joel Alderman
 Executive Officer Suzanne Walker

No members of the public were present

24/PC.20: Apologies
Received from Councillors Drew-Smith, Golla and Udoh.

24/PC.21: Declarations of Interest
None.

24/PC.22: To approve the Minutes of the planning committee meeting held on 14th March 2024

The minutes of the meeting of the committee that took place on 14th March 2024 were **agreed** by Councillors and signed by the Chair.

24/PC.23: Public session
No members of the public were present.

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

24/PC.24.1 18/01056/S73/4 - Land north, south and east of Channels Drive - Variation of condition 1 (approved plans) of 18/01056/S73/1 (Description: Variation of condition 1 (approved plans) of the previously granted permission 18/01056/REM - (Application for the approval of reserved matters (access, appearance, layout, landscaping, and scale) in relation to the outline application permission 10/01976/OUT at Channels Phase 6 for the development of 128 dwellings together with associated access, car parking, landscaping and related works). Amendments and reconfiguration to sizes and layout of residential land parcels A - G. Alterations to designs of house types A1 and A2. Additional house types E3 and F3 implemented into design.) to amend and improve the retaining walls adjoining the block B apartments – **No Comments**

24/PC.24.2 24/00474/FUL - 66 Edward Harvey Link – First floor side extension above parking area – **No Comments**

24/PC.24.3 24/00257/FUL - 5 Cattle Crescent - Proposed two storey rear extension and loft conversion. New car port with roof terrace and alterations to fenestration – It was noted that the extension would make the entire property around two thirds larger than it currently is and that objections have been raised by neighbours

- as to the scale of the proposals and adverse impact that it would have. It was also noted that work would be required to trees. It was therefore **agreed to object** on the basis that the proposals are an overdevelopment of the plot and would have an adverse impact upon neighbours as well. Also to object to the tree work proposals on the basis of preserving biodiversity.
- 24/PC.24.4 24/00352/FUL - 1 Joseph Clibbon Drive - Proposed soft landscaping and proposed parking space with hard standing and fence – **No Comments.**
- 24/PC.24.5 24/00583/FUL - 6 John Eve Avenue - Proposed Garage Conversion and Relocated Front Car Parking Space – It was noted that the proposals would reduce parking provision at the property and it is proposed to create a space in the front garden. It was **agreed to object** to the proposals on the basis that parking provision will be reduced and the adverse impact. Also putting a parking space in the front garden would have an adverse visual impact and it is not desirable to create more hardstanding generally, especially due to the impact upon drainage.
- 24/PC.24.6 23/00124/OUT and 23/00124/FUL - Zone 3 Chelmsford Garden Community – additional planning documentation in support of application for hybrid planning permission – amended paperwork – It was noted that some screening is being provided for Domsey Lane and there is a reduction in the height of housing in that vicinity. **Agreed no further comments.**
- 24/PC.24.7 23/00124/FUL – Zone 3 Chelmsford Garden Community – hybrid application at Powers Farm outline application with all matters reserved except access to Radial Distributor Road – **Agreed no further comments**
- 24/PC.24.8 23/00114/FUL - Radial Distributor Road 2 south of Wheelers Hill amended application – **Agreed** to comment that there should be planning conditions to make sure that there is a speed survey of the road within the first six months of it opening and that if this demonstrates vehicles regularly exceeding the speed limit that speed cameras should be installed.

24/PC.25: To note responses made using delegated powers

The following responses were **noted**:

- 24/PC.25.1 24/00194/REM - Zones X And Y Greater Beaulieu Park Generals Lane Boreham Chelmsford Essex - Application for the approval of reserved matters (layout, access, scale, appearance and landscaping) at Beaulieu Zones X & Y in relation to outline application permission 09/01314/EIA, for the development of 274 dwellings with associated infrastructure, servicing, landscaping and car parking – **No Comments**

24/PC.25.2 24/00356/FUL - 4 Niblick Green - Partial garage conversion. First floor side extension. Alterations to fenestration and erection of new chimney – **Objection** on the basis of the loss of parking provision

24/PC.26: To note the following planning results

The following results were **noted**:

- 24/PC.26.1 23/00607/REM - Greater Beaulieu Park, White Hart Lane, Springfield - Submission of the outstanding Reserved Matters of Appearance, Landscaping, Layout and Scale under Condition 7 of Outline Planning Permission 09/01314/EIA for Parcels R, S & U for 246 dwellings and local facility – **Granted**
- 24/PC.26.2 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 – **Granted**
- 24/PC.26.3 24/00126/FUL - 6 Grantham Drive, Chelmsford Garden Community - First floor side extension above existing garage **granted**
- 24/PC.26.4 24/00170/FUL - 3 Mashie Link, Chelmsford Garden Community - First floor side extension. Alterations to fenestration – **Granted**
- 24/PC.26.5 24/00229/FUL - 4 Robert Finch Crescent, Chelmsford Garden Community- Partial conversion of existing double garage into home office/ games room – **Granted**
- 24/PC.26.6 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 – **Granted**

Meeting concluded at 17.55