

as to how it would link to proposed new roads in the area that are to be built including a road for buses and a bus gate and this could lead to access problems. The access also appears to be very close to existing houses.

- It was understood that the development in the area should form part of the wider proposals for Zone 3 Chelmsford Garden Community and by having a separate application it risks being out of character with the rest of the emerging development and not complementing those proposals.
- It is noted that the proposal is for 41 units but there is no indication of what the housing mix will be and in view of the rural heritage of Domsey Lane, it would be important for character of properties and heights to be appropriate. Concern was expressed that there is a vague reference to the height being no more than 14 metres but this is very high and would be a detriment to the area and existing properties.
- There is a lack of clarity around green areas and safeguarding trees.
- There is a comment in the Design and Access statement that there has been a presentation to this Council that was well received which is not the case. Certain limited information was provided but no comments or feedback has been made.
- Parking is stated to be in communal courtyards and this may not be in keeping with the area.
- It is stated that there will be a concrete wall to separate the properties of Domsey Lane from the new development which would be out of character with a rural area.

24/PC.31.4	24/00695/FUL - Land South East of Banters Lane Business park, Great Leighs - Construction of 115 residential dwellings including affordable housing (Use Class C3) plus provision of residents car parking, open space including childrens play space, a new shared pedestrian/cycle route, enhancements to existing routes, hard and soft landscaping, highways works, external lighting, new drainage basin, and all associated infrastructure works – No Comments
24/PC.31.5	23/00124/OUT - Zone 3, Chelmsford Garden Community hybrid outline planning application for Powers Farm – further documentation – The Council stands by its comments in relation to the application and does not accept that the letter received from the developer resolves the particular concerns.
24/PC.31.6	24/00711/FUL - 18 Gardiner Way - First floor side extension above existing garage, with forward facing balcony – No Comments
24/PC.31.7	23/00607/S73 - Greater Beaulieu Park - Variation of condition 6 to approved planning application 23/00607/REM (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.) to enable retention of access until the

penultimate dwelling occupation on the site has taken place –
No Comments

24/PC.31.8 18/01056/S73/5 - Land North South And East Of Channels Drive
 - Variation of condition 1 to approved planning application
 18/01056/S73/1 (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) - Substitution
 of approved House Type A1 with a revised version of House
 Type A3 with a resultant increase in unit numbers from 131 to
 133 - changes relate to the lakeside units Plots 83-90 – **No
 comments**

24/PC.31.9 24/00810/FUL – Land at Power’s Farm, Cranham Hall Road -
 Detailed planning application for enabling works at Powers
 Farm, Chelmsford. The enabling works will include provision of
 permanent Construction access for the duration of the
 infrastructure works, compound, wheel wash, welfare, haul
 roads, surface water management during the construction phase
 utilising the permanent drainage and sustainable urban drainage
 systems (SUDs) throughout the development, with all
 associated engineering and infrastructure works. This includes
 the removal of topsoil for recycling off site, the stockpiling of
 topsoil on site and the strategic ground re-profiling, stockpiling,
 and below ground works for Zone 3 Chelmsford Garden
 Community, Chelmsford – **No Comments**

**24/PC.32: To consider representations in relation to the Chelmsford
 City Council consultation in relation to the Local Plan
 Review**

It was **agreed to object** to the proposals for additional traveller sites in this Parish as
 there is already a fair number of both existing and proposed plots and sites. In
 accordance with planning policy it would be best to spread such provision around the
 Chelmsford District rather than include it all in one area.

24/PC.33: To note the following planning results
 The following planning results were noted:

24/PC.33.1 23/01964/FUL - 38 Gardiner Way - Proposed first floor terrace
 above existing garage with associated obscured screening and
 metal railing. Alterations to fenestration – **Granted**

- 24/PC.33.2 24/00356/FUL - 4 Niblick Green - Partial garage conversion. First floor side extension. Alterations to fenestration and erection of new chimney – **Refused**
- 24/PC.33.3 24/00474/FUL - 66 Edward Harvey Link – First floor side extension above parking area – **Granted**
- 24/PC.33.4 24/00257/FUL - 5 Cattle Crescent - Proposed two storey rear extension and loft conversion. New car port with roof terrace and alterations to fenestration – **Refused**

Meeting concluded at 6.08pm