

Minutes of the meeting of the Planning Committee of Chelmsford Garden Community Council held on 13th June 2024 at 5.30pm at the Beaulieu Community Centre, 17 Centenary Way, Chelmsford, Essex

Present: Councillors Cynthia Driver (Chair)

Kuldeep Golla Brian Jeapes Joel Alderman

Executive Officer Suzanne Walker

No members of the public were present

24/PC.27: Apologies

Received from Councillors Drew-Smith and Udoh.

24/PC.28: Declarations of Interest

None.

24/PC.29: To approve the Minutes of the planning committee meeting

held on 9th May 2024

The minutes of the meeting of the planning committee held on 9th May 2024 were **approved** by all Councillors and signed by the Chair.

24/PC.30: Public session

No members of the public were present.

24/PC.31: To consider and agree representations in relation to the

following new planning applications

24/PC.31.1 24/00688/FUL - 8 Jigger Gardens - Proposed conversion of

garage into habitable space and provision of three parking space to front of site – It was **agreed to object** on the basis that there will be a loss of parking provision together with a loss of green space which in turn impacts upon drainage in the area.

24/PC.31.2 24/05090/TPO - Midsummer House, Domsey Lane - T2 Oak-

Located at front left hand boundary- reduce crown by 3m and remove deadwood. Reason: To maintain size and stature of tree.

No Comments

At this point in the meeting Councillor Jeapes arrived.

24/PC.31.3 24/00677/OUT - Land Rear Of Claythorn Chives And Albyns

Domsey Lane -Outline planning application for the demolition of 3 dwellings (Claythorn, Chives and Albyns) and the erection of up to 41 dwellings with associated infrastructure, open space and landscaping with access being sought, all other matters reserved – **Agreed to object** on the following grounds:

• The access appears to utilise Domsey Lane which is a very small single track road and it had been indicated that Domsey Lane would be bypassed as a result of the developments in the area. There is also a complete lack of clarity



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 clarify 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.

24/PC.31.4

 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.

24/00695/FUL - Land South East of Banters Lane Business

| 2 1/1 0.01.1 | 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 |
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| | 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 |
| | and local lability.) to chable retention of access with the |

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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**

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| 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