

Minutes of the meeting of the Planning committee of Chelmsford Garden Community Council held on 16th November 2023 at 5.45pm at the Beaulieu Community Centre, 17 Centenary Way, Chelmsford, Essex

Present: Councillors: Cynthia Driver (Chair)
Kuldeep Golla
Derek Drew-Smith
Executive Officer Suzanne Walker

No members of the public were present

23/PC.01: To elect a Chair of the Planning Committee
Councillors **agreed** to elect Councillor Driver as the Chair of this committee.

23/PC.02 Apologies
Received from Councillors Jeapes and Alderman.

23/PC.03: Declarations of Interest
Councillor Drew-Smith declared an interest in agenda items 23/PC.04.02 and 23/PC.04.04 as he is an acquaintance of both applicants. It was **agreed** not to consider those applications as to do so would otherwise render the meeting inquorate and it will be left to the Executive Officer to respond using delegated powers.

23/PC.04: To consider and agree representations in relation to the following new planning applications
23/PC.04.1 23/01583/FUL and 23/01583/OUT - Strategic site 7A Moulsham Hall Lane, Great Leighs – Hybrid planning application for: 1. Outline application with all matters reserved for residential development of up to 800 homes (Use Class C3) including affordable and self/custom-build homes; a Neighbourhood Centre comprising commercial, business and service (Use Class E) of which the anchor retail store is not more than 500 sqm (GIA); medical services (Use Class E(e)), a children's nursery (Use Class E(f)) and a residential care home (Use Class C2) of up to 80 beds; a new primary school (Use Class F1); landscaping works, provision of strategic and local open space; biodiversity enhancements, all associated highways infrastructure, pedestrian, cycle, PROW and bridleway routes; drainage infrastructure and all associated ancillary works including services and utilities. 2. Full application for the principal means of vehicular access to the site, on site highways works, surface water attenuation basins and all associated ancillary works including services and utilities – The impact of additional traffic and highways upon this area was discussed. It was noted from the Transport statement that there will not be any bus service introduced and that the provisions for walking

and cycling are limited. In particular it was noted that the footbridge towards Great Leighs village is not considered safe for cyclists due to the low parapet and the underpass is unlikely to be used which will result in most residents travelling by car. Due to the delay in the construction of the Chelmsford North East bypass this will result in a substantial amount of traffic using Essex Regiment Way and the RDR and an increase to congestion and **agreed** to raise the concern that insufficient consideration is being given within the development to facilitate other methods of travel.

- 23/PC.04.2 23/01684/FUL - 5 Gardiner Way, Chelmsford Garden Community - First floor extension over existing garage. Partial Garage conversion – **Not considered.**
- 23/PC.04.3 23/00607/REM - Greater Beaulieu Park, White Hart Lane - 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 – additional documents – it was noted that some of the homes will be very close to the Beaulieu Parkway and bearing in mind the experience and complaints from other residents near the road, it was **agreed** to raise the issue of the developers providing appropriate acoustic protection.
- 23/PC.04.4 23/01718/FUL – 1 Joseph Clibbon Way, Chelmsford Garden Community – retrospective application to move air conditioning unit to lower level – **Not considered.**
- 23/PC.04.5 23/05222/TPO – Land at Power Farm, Cranham Hall Lane - T3 Ash (Marked T44 on plan) - Fell to ground level and remove stump. Reason - in advance of planning permission (current application for CGC OPA3 in progress) to avoid bird nesting season. To be replaced by 1 field maple and 1 hornbeam as part of the landscaping scheme – It was appreciated that to construct the new road some trees will have to be removed. It was agreed to ask if the trees could be moved and not just felled. Also for any new planting to be with more mature trees and not just with saplings and whips as they frequently do not survive.
- 23/PC.05: To note planning responses made using delegated powers**
The following responses were **noted** -
- 23/PC.05.1 23/01549/FUL - 25 Condor Gate, Chelmsford Garden Community – single storey rear extension – **No Comments**
- 23/PC.05.2 ESS/81/23/CHL - Land at Russell Green, Boreham Road - Importation of 85,000 tonnes of inert waste material to stabilise former quarry face and restore former mineral site to a

- 23/PC.05.3 landscaped habitat mosaic and pond with associated improvements to existing site access – **No Comments**
 23/01193/REM - 1 Brassie Wood, Chelmsford Garden Community - Application for the approval of reserved matters (access, appearance, layout, landscaping and scale) in relation to Condition 1 of outline planning permission 10/01976/OUT for the development of a two storey day nursery together with associated access, car parking, landscaping, enclosed garden to serve the day nursery and related works – additional documentation – **Objection** on the basis that there will be insufficient parking provision or drop off provision which will therefore result in a detrimental impact upon this residential area. And that the amended application suggests that 5 parking spaces in the area will be used which it is understood are not in fact available for such use as they are privately owned by Channels CIC and are used daily by local residents and their visitors together with staff from a nearby commercial unit. Thus without such parking provision it will create an unacceptable level of congestion in the area and create parking issues in a number of roads local to the nursery.
- 23/PC.05.4 23/01556/FUL - 17 Braganza Way, Chelmsford Garden Community - single storey rear extension and side infill extension together with associated internal remodelling – **No Comments**
- 23/PC.5.5 23/01571/FUL - 6 Burnell Gate, Chelmsford Garden Community – single storey rear extension – **No Comments**
- 23/PC.5.6 23/00114/FUL - Northern Radial Distributor Road – full application – amended documents - The following representations and concerns were raised – insufficient noise attenuation measures or acoustic protection, in particular, the trees are relatively sparse and although on one side there is a swale including pedestrian and cycle provision that will provide distance to the residential homes, on the other side the houses will be very close indeed to the road with only a hedge for protection. There are still no provision to monitor speed. It was considered that the trees in the swale are not an appropriate species as they are suited to wet conditions when in fact hardy dry species are required as the swale will drain water away. Also there are infrequent crossing points and the concern remains that the community will be divided by this road and measures are required to make sure there is some cohesion in the community.
- 23/PC.05.7 23/01567/FUL - 7 John Eve Avenue, Chelmsford Garden Community - Partial conversion of the rear end of garage change of use to habitable space – **No Comments**
- 23/PC.05.8 23/01559/CLEUD - 15 Taylor View, Chelmsford Garden Community - Certificate of lawfulness to regularise existing basketball games equipment and hardstanding to existing

residential property – **Objection** on the basis that the proposals effectively mean that there will be no garden space in that the entire rear garden will be taken up with hardstanding for a potential outbuilding and for the basketball court. The policies in the Chelmsford City Council local plan require residential buildings to have areas of open space and amenity space and this proposal will result in the garden open space being removed. It is also considered that the proposals are out of keeping with the character of this residential area and that the scale of the proposed basketball hoops would have a detrimental impact upon the neighbouring properties.

23/PC.06: To note the following planning results

The following results were **noted** -

- 23/PC.06.1 23/01248/FUL - 1 Lodge Vale, Chelmsford Garden Community – two storey rear extension – **Granted**
- 23/PC.06.2 23/01445/FUL - 55 Linge Avenue, Chelmsford Garden Community - Single storey side and rear extension with alterations to fenestration. Canopy structure and permeable paving patio. Garage conversion to habitable space – **Granted**
- 23/PC.06.3 23/01395/FUL - 6 John Eve Avenue, Chelmsford Garden Community - creation of new front car parking space – **Refused**
- 23/PC.06.4 23/01209/FUL - 20 St Andrew’s Drive, Chelmsford Garden Community - Retrospective application for the retention of an additional area of block paving adjacent to the existing – **Refused**
- 23/PC.06.5 23/01430/FUL - 25 Belfry Crescent, Chelmsford Garden Community Council - retrospective application for block paving to create a second driveway – **Refused**
- 23/PC.06.6 23/01489/FUL - 76 Gardiner Way, Chelmsford Garden Community - Proposed first floor side extension over garage & first floor terrace/balcony area – **Granted**
- 23/PC.06.7 23/01256/FUL - 31 Gardiner Way, Chelmsford Garden Community - First floor side extension over garage flat roof – **Granted**

23/PC.07: To consider response in relation to the Chelmsford City Council Gypsy and traveller call for sites.

It was agreed that there are no sites to suggest and indeed it is considered that the allocation for the area is sufficient and that there is no need for additional sites locally.

Meeting concluded at 6.12pm