

**Minutes of the meeting of the Planning Committee of Chelmsford Garden
Community Council held on 8th August 2024 at 5.30pm at the Beaulieu
Community Centre, 17 Centenary Way, Chelmsford, Essex**

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

No members of the public were present

24/PC.41: Apologies
Received from Councillor Alderman

24/PC.42: Declarations of Interest
None.

**24/PC.43: To approve the Minutes of the planning committee meeting
held on 18th July 2024**
The minutes of the meeting of the planning committee held on 18th July 2024 were **agreed** by all Councillors and signed by the Chair.

24/PC.44: Public session
No members of the public were present.

**24/PC.45: To consider and agree representations in relation to the
following new planning applications**

24/PC.45.1 24/00792/FUL - Beaulieu Park School, Armistice Avenue -
Proposed sixth form building to serve the Beaulieu Park School. Building comprises a 2 storey block containing classrooms with associated offices, study areas, social spaces, and plant facilities. Access for students and staff room within the existing Beaulieu Park School. Hard and soft landscaping, additional parking and cycle spaces, included – Councillors were concerned that there was no detailed provision for additional parking for additional teachers or sixth form students and issues with parking have impacted upon the area including Beaulieu Square. It was noted that there is a single track road leading to the car park which would benefit from being able to accommodate two way traffic. It was **agreed** to raise a concern that parking provision should be suitable for the size of the school and that drop off provision should be made for parents. It was also noted that the proposed building has no sustainable features on the building such as solar panels or green roofing and to raise this issue.

24/PC.45.2 CC/CHL/110/23 - Chelmer Valley Park and Ride - Expansion and enhancement of Chelmer Valley Park and Ride, including

an expansion of the car parking area to the north and east, pedestrian and cyclist improvements and the construction of a new substation. Together with other associated development, works and landscaping - Additional documentation – It was **agreed** to respond that if the lighting is to be as high as proposed it should be a requirement to install baffles to stop light pollution for the new homes that will be in the location. In relation to the proposed junction upgrade it was noted that the projected traffic figures are confused and there is insufficient information to ascertain if the junction will be able to cope with the volume of traffic and to make the representation that the junction should be future proofed to cope with additional traffic and differing models of junction should be considered to include a signalised junction.

24/PC.45.3 24/01048/FUL - 4 Jigger Gardens – proposed single storey rear extension – **agreed** to raise a concern that the extension will result in a much smaller garden.

24/PC.46: To note the following planning results

The following results were **noted** -

24/PC.46.1 ESS/147/20/CHL – Bulls Lodge Quarry – continuation of development under ESS/36/13/CHL without compliance with certain conditions – **Granted**

24/PC.46.2 ESS/36/13/CHL – Bulls Lodge Quarry - Continuation of winning and working of sand and gravel, the erection of a processing plant and ready mixed concrete and mortar plants, workshop and weighbridge office (permitted by planning permission ref. CHL/1890/87) without compliance with condition 17 (hours of operation) to allow additional hours of operation for the processing plant from 0600 to 0700 and 1800 to 2200 hours Mondays to Fridays for a period of 5 years. Part retrospective – **Granted.**

24/PC.46.3 ESS/148/20/CHL – Bulls Lodge Quarry - Continuation of development permitted by CHL/1019/87 without compliance with certain conditions – **Granted**

24/PC.46.4 ESS/37/15/CHL – Bulls Lodge Quarry - Continuation of winning and working of sand and gravel as permitted by CHL/1019/87 without compliance with condition 1 (application details), Condition 4 (working and reclamation schemes) and condition 6 (restoration Master Plan) to allow amended restoration levels and amended restoration Masterplan (part retrospective) – **Granted.**

24/PC.46.5 24/00810/FUL - Land at Powers 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 – **Granted**

24/PC.47:

To note the report of the meeting between Domsey Lane Residents and Chelmsford City Council.

It was **noted** that the Executive Officer had attended the meeting and listened to the concerns raised by the residents. The City Council will be engaging with the developers in relation to the design and height of the proposed houses and will be investigating options for the stopping up of Domsey Lane to prevent rat running as this appears to be the wish of most residents in that area.

Meeting concluded at 6.12pm