

MINUTES
of the
PLANNING COMMITTEE
held on 8 February 2022 at 7:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, S Dobson, P Hughes, R J Hyland, J Lardge, R Lee,
G H J Pooley, R J Poulter, T E Roper, E Sampson, C Shaw and I Wright

Also present: Councillor M Bracken

1. Chair's Announcements

For the benefit of the public, the Chair explained the arrangements for the meeting.

2. Apologies for Absence

There were no apologies for absence.

3. Declarations of Interest

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

4. Minutes

The minutes of the meeting on 11 January 2022 were confirmed as a correct record.

5. Public Question Time

Questions were asked and statements made by members of the public on Items 6 and 7. Details are recorded under the relevant minute number below.

6. 268 Springfield Road, Chelmsford – 19/02109/S73/1

The Committee considered an application for a variation of condition 2 to approved permission 19/02109/S73/1 in respect of 268 Springfield Road, Chelmsford (the demolition of the existing garage, a proposed replacement dwelling, with detached pool house and tennis court, the demolition of the existing cart lodge and the construction of a single storey extension to the side elevation). A Green Sheet of additions and alterations was circulated at the meeting, summarising the comments received from neighbours on the application.

A member of the public and a ward councillor attended the meeting to speak against the application. A representative of the applicant was present to speak in support of it. Those who opposed the application acknowledged that a previously refused proposal had been amended by this application to position the proposed outbuilding further from the neighbouring property at 270 Springfield Road. However, they remained of the view that the building would be overbearing and detrimental to the amenity of the occupants of the neighbouring property and contrary to Policy DC4. This was in part due to the difference in land levels between the two sites and an error in the drawings which meant that the new proposed structure would be higher than those originally proposed and refused.

The representative of the applicant accepted that there had been an error in the drawings for the outbuilding which had led to it being built 20cm higher than shown in the planning application. However, it met all technical standards and the proposed finish would reduce the visual impact.

Officers informed the Committee that whilst the proposed building was higher than that originally proposed, the heights were comparable and the structure was further from the neighbouring property. Its relationship with that property and its design were acceptable.

The majority of the Committee accepted the officers' advice and saw no reason to justify refusal of the application.

RESOLVED that planning application 19/02109/S73/1 in respect of 268 Springfield Road, Chelmsford be approved, subject to the conditions set out in the report.

(7.03pm to 7.32pm)

7. Dawson Field, Danbury Recreation Ground, Mayes Lane, Danbury – 21/02076/FUL

Councillor S Dobson declared a non-pecuniary interest in this application but this did not bar her participation in its consideration.

An application had been received for the installation of Jungle Dome play equipment on Dawson Field, Danbury Recreation Ground, Danbury. A member of Danbury Parish Council attended the meeting to speak in support of the proposal.

The Committee welcomed the proposed play area and the benefits it would bring to children's health and wellbeing.

RESOLVED that planning application 21/02076/FUL in respect of Dawson Field, Danbury Recreation Ground, Mayes Lane, Danbury be approved, subject to the conditions set out in the report.

(7.32pm to 7.44pm)

8. Car Park, Springfield Hall Park, Arun Close, Chelmsford – 21/02493/FUL

The Committee had before it an application for the installation of 12 CCTV columns along the length of the area known as the Bunny Walks between Springfield Hall Park and the rear of the Riverside Retail Park. A Green Sheet of additions and alterations was circulated at the meeting, summarising the comments received from neighbours on the application.

The Committee welcomed the improvements the proposal would make to public safety.

RESOLVED that planning application 21/02493/FUL in respect of the car park at Springfield Hall Park, Arun Close, Chelmsford be approved, subject to the conditions set out in the report.

(7.44pm to 7.49pm)

9. Planning Appeals

RESOLVED that the information on appeal decisions between 22 December 2021 and 27 January 2022 be noted.

(7.49pm to 7.50pm)

The meeting closed at 7.50pm

Chair