

MINUTES

of the

PLANNING COMMITTEE

held on 1 September 2020 at 6:00 pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, H Ayres, P Clark, S Dobson, J Frasca, P Hughes,
J Lardge, R Lee, T E Roper, E Sampson, C Shaw and I Wright

Also present: Councillor N Dudley

1. Chair's Announcements

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

2. Attendance and Apologies for Absence

The attendance of those present was confirmed. Apologies for absence had been received from Councillors R J Hyland, and G H J Pooley, who had appointed Councillors P Clark and J Lardge respectively as their substitutes, and from Councillor R J Poulter.

3. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have 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 become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are 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 14 July 2020 were confirmed as a correct record.

5. Public Question Time

Members of the public made statements on items 7, 8 and 9 on the agenda. Details are recorded under the relevant minute numbers below.

6. Land South West of Broadacres, Lodge Road, Bicknacre, Chelmsford – 19/01800/FUL

(M7, PL29, 2020) The Committee considered an application for the construction of six bungalows and three vehicular accesses with associated additional landscaping on land to the south west of Broadacres, Lodge Road, Bicknacre. It had agreed to defer the application at its meeting on 11 February 2020 to give the applicant or others the opportunity to produce evidence that there was a demand for accommodation in the area that would be restricted in perpetuity to those of 55 years of age or over with a connection to the Woodham Ferrers and Bicknacre area. The applicant had since submitted a draft Unilateral Undertaking to that effect.

The Committee was told that provided one qualifying occupier of a property was over 55 and on the electoral register for the Woodham Ferrers and Bicknacre Ward, any other occupiers need not meet those requirements.

RESOLVED that the Director of Sustainable Communities be authorised to grant application 19/01800/FUL in respect of land to the south west of Broadacres, Lodge Road, Bicknacre subject to the planning conditions set out within the main body of the report to the meeting, once the legal agreement regarding the restriction of the occupation of the dwellings has been signed.

(6.07pm to 6.18pm)

7. Site at Former Kids and Koffee, Hall Road, Chelmsford – 20/00349/FUL

An application was considered for the demolition of the building formerly occupied by Kids and Koffee in Hall Road, Chelmsford and its replacement with two semi-detached dwellings with integral garages.

Statements from two local residents and one on behalf of the applicant were made at the meeting in support of the application. They argued that although the development would be contrary to policy DM21 which sought to preserve or replace existing community facilities, such facilities were provided elsewhere in the area and the proposed use of the site would

improve its appearance. Most members of the Committee had sympathy for that view, adding that the site lacked the adequate parking that was important to the success of any community use, the design of the proposed dwellings was acceptable, and there was strong local support for the development. Another member was of the view that no evidence had been provided to support the argument that there was no demand for a community use of the site and that it would not be economically viable. The majority of members on the Committee, however, were minded to approve the application and requested that the Director of Sustainable Communities bring it back to the Committee with suggested conditions that could be attached to any approval.

RESOLVED that application 20/00349/FUL in respect of the former site of Kids and Koffee in Hall Road, Chelmsford be deferred and that the Director of Sustainable Communities report to a future meeting with suggested conditions that could be attached to any approval of it, including one that would require that the garages associated with the proposed dwellings only be used for the parking of vehicles.

(6.18pm to 6.52pm)

8. 38 Bodmin Road, Chelmsford – 20/00748/FUL

The application in respect of 38 Bodmin Road, Chelmsford was for the construction of a single storey side extension and two storey rear extension to the property. The proposal included a new first floor window in the southern (side) elevation.

A statement from the occupier of a neighbouring property was read out at the meeting objecting to the application on the grounds that the development would be detrimental to the amenity of 36 Bodmin Road as a result of loss of light to a large side window of that property and the impact on its character and appearance. A ward councillor for the area also attended the meeting and objected to the application on similar grounds.

The Committee was of the view that whilst there would be some loss of light to the side window of 36 Bodmin Road, that window served a stairwell and not an inhabited room and accordingly less weight should be given to that aspect of the development. In all other respects, the application was considered to be acceptable.

RESOLVED that application 20/00748/FUL in respect of 38 Bodmin Road, Chelmsford be approved, subject to the conditions set out in the report to the meeting.

(6.52pm to 7.11pm)

9. 22 South Hanningfield Way, Runwell, Chelmsford – 20/00758/FUL

Councillor P Clark spoke as a ward councillor against the application and took no part in the discussion of and voting on it.

The Committee considered an application for single storey front and rear extensions to 22 South Hanningfield Way, Runwell and a raised patio to the rear of the property.

A statement was read out at the meeting from the occupier of a neighbouring property who objected to the development. The objections of both the occupier and ward councillor centred on alleged discrepancies between the dimensions of the existing extension and patio on the drawings and what had already been built and was planned. The development would have an overbearing effect and would result in overlooking of neighbouring properties, contrary to policy DM29.

The Committee felt that it would not be possible to assess the accuracy of the claims about discrepancies and gain a firm understanding of the effect of the development on neighbouring properties without a site visit.

RESOLVED that application 20/00758/FUL in respect of 22 South Hanningfield Way, Runwell, Chelmsford be deferred for a site visit.

(7.11pm to 7.30pm)

10. Beaulieu Outline Planning Permission 09/01314/EIA Section 106 Agreement – First Viability Review

The Section 106 Agreement associated with planning permission 09/01314/EIA for Great Beaulieu Park committed the developer to providing at least 27% of the dwellings as affordable housing. The agreement required the applicant, Countryside Zest, to review the viability of the development at two defined points (the First and Second Viability Reviews). The mechanism was put in place to determine whether an improved economic climate might allow for the delivery of a greater quantum of affordable housing. The Non-Technical Summary provided at Appendix 1 to the report to the meeting showed that the scheme would continue to deliver 27% affordable housing provision until the time of the Second Viability Review.

RESOLVED that the results of the first viability review for the Greater Beaulieu Park development be noted.

(7.30pm to 7.32pm)

11. Planning Appeals

RESOLVED that the information on appeal decisions between 1 July and 18 August 2020 be noted.

The meeting closed at 7.33pm

Chair