

MINUTES

of the

PLANNING COMMITTEE

held on 12 January 2021 at 6:00pm

Present:

Councillor J A Sosin (Chair)

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

Also present: Councillors M J Mackrory and J A Potter

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 Councillor E Sampson, who had appointed Councillor J Lardge as her substitute.

3. Declarations of Interest

All Members are 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 1 December 2020 were confirmed as a correct record.

5. Public Question Time

A statement had been received from a ward councillor on behalf of two residents in respect of Item 8. Details are recorded under the Minute number 8 below.

6. Site at Ash Tree Farm, Bishops Stortford Road, Roxwell, Chelmsford – 19/02123/OUT

(M6, PL23, 2020) At its meeting on 3 November 2020 the Committee had been minded to approve application 19/02123/OUT in respect of the site at Ash Tree Farm, Bishops Stortford Road, Roxwell, contrary to the recommendation of officers that the application be refused. It had deferred the application to enable officers to report to a future meeting on conditions that could be attached to any grant of planning permission for the development.

A Green Sheet of additional information containing the comments of a local resident and business owner and a letter of representation from the applicant's solicitor had been circulated to the Committee before the meeting.

There was extensive discussion on the application. Several members who had expressed the view at the previous meeting that the application should be granted said that, having considered the matter further, they were now of the opposite view. Their reasons for this varied but included the precedent that would be set by going against, for inadequate reasons a policy in the recently adopted Local Plan and that the development would encroach on green field land. Other members reiterated opinions expressed at the previous meeting in opposing the application and referred to the loss of a rural employment site; the harm the proposed development would do to the countryside; that the development was not sustainable development; and the view that the suggested conditions would not make good what was otherwise a poor application.

On being put to the vote, it was

RESOLVED that application 19/02123/OUT in respect of the site at Ash Tree Farm, Bishops Stortford Road, Roxwell be refused for the reasons set out in the report to the meeting on 3 November 2020.

(6.07pm to 6.38pm)

7. Land Adjacent to 4 James Croft, Galleywood, Chelmsford – 20/01249/FUL

(M7, PL27, 2020) At its meeting on 1 December 2020 the Committee had deferred for a site visit consideration of an application for the construction of a single detached house on land adjacent to 4 James Croft, Galleywood. Owing to the latest restrictions on movement and public gatherings, however, it had not been possible to hold that visit and the Committee was asked whether it wished to determine the application without a visit. Councillor R Hyland declared a non-pecuniary interest in this item and took no part on its consideration.

After discussion, the Committee felt that further information was needed to enable an informed decision to be made. It decided to defer the application to the next meeting in the hope that drone footage of the site and its context could be obtained if a site visit was not possible.

RESOLVED that application 20/01249/FUL in respect of 4 James Croft, Galleywood, Chelmsford be deferred until the next meeting.

(6.38pm to 7.00pm)

8. Land at 210 Hullbridge Road, South Woodham Ferrers, Chelmsford – 20/01156/FUL

The Committee considered an application for the construction of three residential dwellings on land at 210 Hullbridge Road, South Woodham Ferrers and the provision of an enlarged road access and ancillary ground works. A Green Sheet containing an additional proposed condition had been circulated to the Committee before the meeting.

A statement from a local ward councillor, on behalf of local residents, was read out. They were concerned about the proximity of part of the development to their property, which they felt contravened standards in the Making Places Supplementary Planning Document, and the overbearing effect this would have; the effect on drainage caused by the removal of a willow tree; the impact on wildlife; and the questionable need for further large properties in the area.

Responding to those points and questions from the Committee, planning officers informed members that:

- the distances between the rears of the proposed and existing properties complied with the relevant standards;
- the height of the new houses would be between 7.8m and 8.8 m, not the 11m referred to by the residents in their representation;
- there were no set standards for side-to-side distances between properties;
- the willow tree was not protected and therefore could be removed. The flood risk assessment took account of that;

- an ecological survey of the site had not revealed the presence of protected species of wildlife;
- there was a mix of property types in the area, including several other large properties; and
- there would be no harm to the protected trees on the site.

Whilst some members regarded the proposals as overdevelopment which would have an overbearing effect on adjacent properties, the majority of the Committee's members had no objection to the application.

RESOLVED that application 20/01156/FUL in respect of land at 210 Hullbridge Road, South Woodham Ferrers, Chelmsford be approved, subject to the conditions set out in the report to the meeting and the additional condition on the Green Sheet.

(7.00pm to 7.35pm)

9. No. 9 Butlers Close, Broomfield, Chelmsford – 20/01587FUL

The Committee considered an application for internal alterations, the provision of a rear facing dormer, rooflights and a single storey extension to 9 Butlers Close, Broomfield.

In response to questions from members, the Committee was informed that

- the proposed roof lights and dormer window were permitted development; and
- other properties in the area had flat roofs; the Village Design Statement references looked at the site's context, and that the provision of a flat roof extension would not be contrary to Development Plan policies, which were more relevant and carried more weight, and the application could not be reasonably refused on that basis.

RESOLVED that application 20/01587/FUL in respect of 9 Butlers Close, Broomfield, Chelmsford be approved, subject to the conditions set out in the report to the meeting.

(7.35pm to 7.51pm)

10. Planning Appeals

RESOLVED that the information on appeal decisions between 17 November to 18 December 2020 be noted.

The meeting closed at 7.52pm

Chair