

MINUTES
of the
PLANNING COMMITTEE
held on 29 April 2025 at 7pm

Present:

Councillor J. Sosin (Chair)
Councillor S. Dobson (Vice Chair)

Councillors J. Armstrong, H. Clark, S. Hall, J. Lardge, R. Lee, A. Thorpe-Apps, N. Walsh and
P. Wilson

1. Chair's Announcements

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

2. Apologies for Absence

Apologies for absence were received from Cllrs J. Frascona, R. Hyland and C. Tron. Cllrs H. Clark and Cllr N. Walsh substituted for Cllrs Frascona and Tron respectively.

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 4 March 2025 were confirmed as a correct record and signed by the Chair.

5. Public Question Time

[Two public questions had been submitted in advance for Item 6 and four public questions had been submitted in advance for Item 7, which were summarised under the relevant items and can be viewed via this link.](#)

6. 24/01546/FUL – Unit 2 & Unit 3, 37 Beehive Lane, Great Baddow, Chelmsford, CM2 9TQ

Declarations of Interest – Cllr Sosin declared a non-registrable interest for Item 6 and left the meeting. Cllr Dobson took the Chair for Item 6.

The Committee were asked to consider a planning application for the change of use of units 2 and 3 at 37 Beehive Lane, from office to place of worship (use class F1), community services and religious instruction classes (use class F2). The Committee heard that the application had been brought to the committee due to the applicant being the chairperson of the Chelmsford Hindu Society also being a City Councillor, and an adverse representation or comment had been received.

The Committee were informed that there were no specific days of worship, and the use of the premises would be various times throughout the day, seven days a week. The report included a travel plan which would allow off-site parking, at the Church of the Latter-day Saints along Baddow Road, for days of specific Hindu festivals. The Committee was informed that officers deemed the impact on the existing employment area as minimal.

The Committee heard from a member of the public in support of the application who shared that the current arrangements for worship required the Hindu community in Chelmsford to travel long distances and that this property would be an ideal place to celebrate Hindu festivals.

In response to questions from the Committee, officers confirmed that the number of people attending weekly rituals outside of celebration days was ten and that had been scrutinised and was adequately in line with the details of the travel plan. Officers also stated that noise levels within the building would be addressed by public health should a complaint be made. In response to the maximum number of people that would be permitted to use the building at one time it was shared that this was not a planning issue, and that the applicant would need to ensure that fire regulations were complied with.

RESOLVED that application 24/01546/FUL be approved, subject to the conditions detailed in the report.

(7.03pm to 7.21pm)

[7. 24/01773/FUL – Shop, Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX](#)

Cllr Sosin returned to the Chair for this item and Cllr Dobson stepped away from the debate for this item as the Member who called-in the application.

The Committee were asked to consider a planning application to demolish the existing building and to construct a single storey building to be used as a retail unit along with two parking areas for the new retail unit and an existing childcare facility on an adjacent site.

The Committee were informed that there would be a new vehicle access from the main road with 25 parking spaces, 20 for the new retail unit and five for the adjacent childcare facility. a new pedestrian refuge island has been proposed to be installed on Main Road to provide easy and safe access. The Highways authority was satisfied that there would not be any safety impact. An additional acoustic fence would be constructed along the southwest boundary with the residential house.

[The Committee also noted the green sheet of amendments.](#)

The Committee heard from a member of the public in support of the application who shared that this application would allow for 15 full-time jobs and would serve all those living in the area and provided local convenience. Work had been undertaken with planning officers to ensure that opening and delivery times were similar to that of other local stores in nearby villages.

The Committee heard from a parish councillor who spoke against the application who raised concerns regarding the suitability of the road crossing to access the site, as no pedestrian crossing was considered. The parish councillor disagreed with the road safety audit that was undertaken stating that it lasted for 20 minutes with the outcome that it was a “light traffic area”.

The Committee heard from a ward Councillor who called the item in, who expressed that they had brought this item to the Committee following concerns from local residents and the parish council. The councillor expressed that this application site, if approved, would create a bottleneck and would increase traffic and the carbon footprint. Concerns were raised around delivery vehicles, which would need to block the road to manoeuvre onto the site. The councillor suggested that the opening hours should be restricted on Sundays and bank holidays. Lastly, the proposed acoustic fence would not prevent overlookers onto the residential property attached to the site and that the fumes would also affect the resident.

The Committee heard from a member of the public who spoke against of the application who shared concerns that the delivery lorries would be able to see into the property despite the acoustic fence and that fumes would also be an issue. Other concerns included the safety issues of the proposed refugee island, the increased traffic due to other local developments and the foundations of their property due to reverberations from HGV's.

In response to questions from the Committee, officers confirmed that the transport statement that had been completed was separate from the audit and assessed the traffic in the worst-case scenario. Other crossings were considered but on consideration it was decided that the refugee island would be sufficient for the level of pedestrian crossing in that area. Officers agreed to add an additional condition to reduce delivery times to before 6pm.

RESOLVED that application 24/01773/FUL be approved, subject to the conditions detailed in the report and the additional condition for deliveries to be restricted to before 6pm.

(7.22pm to 8.02pm)

The meeting closed at 8.03pm.

Chair