

MINUTES

of the

PLANNING COMMITTEE

held on 3 December 2019 at 7:00 pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, P Clark, A Davidson, S Dobson, P V Hughes,
R Lee, G H J Pooley, R J Poulter, T E Roper, C Shaw, R J Shepherd,
M Springett and I Wright

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 Councillors H Ayres and RJ Hyland. Councillor Hyland had appointed Councillor P Clarke as his substitute

3. **Declarations of Interests**

All Members were reminded to declare any Disclosable Pecuniary Interests (DPI) or other registerable interests where appropriate in any of the items of business on the meeting's agenda. Those declared are referred to in the relevant minutes below.

4. **Minutes**

The minutes of the meeting held on 5 November 2019 were confirmed as a correct record and signed by the Chair.

5. **Public Question Time**

There were no questions or statements from members of the public.

6. **18-20 Mildmay Road, Chelmsford – 19/01354/FUL**

(M7, PL18, 2019) The Committee at its last meeting had been minded to refuse this application for the demolition of the existing commercial building at 18-20 Mildmay Road, Chelmsford, the construction of four residential flats at first and second floor, a replacement commercial unit at ground floor level and the additional provision of cycle and bin stores. It had deferred it for consideration of two detailed reasons for refusal, which were set out in the officers' report to the meeting. The officers had also proposed the wording for an alternative reason for refusal, which was essentially an expanded combination of the two other reasons. Councillor Pooley, who had spoken at the last meeting on behalf of residents objecting to the application, took no part in the discussion and voting on this item.

The Committee received advice on the procedure to be followed in the determination of an application which it was minded to refuse and had been deferred for the consideration of the detailed reasons for refusal. It was also told of the options available to it in deciding whether or not to approve the reasons for refusal presented.

Some Members spoke in support of the two detailed reasons for refusal and the alternative put forward. Others, however, expressed doubts that any of the reasons could be sustained and believed that the application was acceptable. After discussion, the majority of the Committee's members came to the view that the alternative reason set out in the report best represented their concerns about the application and were the strongest grounds on which to refuse it.

RESOLVED that application 19/01354/FUL in respect of the site at 18-20 Mildmay Road, Chelmsford be refused for the following reason:

The proposed development would fail to provide parking provision for all the proposed flats. It would result in openings which, while restricted, would enable views towards neighbouring properties giving rise to a loss of privacy. Due to the building filling the extent of the site and being three storeys, it would create an over-dominant structure to the detriment of the street scene and also give rise to overshadowing of neighbouring properties resulting in loss of light to the occupants.

These failings in the proposal are indicative that the scheme proposed would comprise an unacceptable amount of development on the site resulting in unacceptable effects on local residents, neighbouring property and their occupiers. The amount of development would be incompatible with its surroundings.

The proposed development is contrary to Adopted Local Plan Policy DC42 and Emerging Local Plan Policy MP1, which can be afforded significant weight in the decision-making process.

(7.04pm to 7.24pm)

7. **Planning Appeals**

RESOLVED that the information on appeal decisions between 28 October and 22 November 2019 be noted.

(7.24pm to 7.25pm)

8. **Urgent Business**

There were no matters of urgent business brought before the Committee.

The meeting closed at 7.25pm.

Chairman