

**MINUTES**  
of the  
**PLANNING COMMITTEE**  
held on 4 October 2022 at 7:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, S Dobson, P Hughes, R J Hyland, J Lardge, R Lee,  
R J Poulter, T Roper, E Sampson, C Shaw 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 Councillor Pooley.

### 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 6 September 2022 were confirmed as a correct record.

### 5. Public Question Time

One statement from a member of the public had been submitted in advance of the meeting for Item 7. This had been circulated to the Committee in advance of the meeting and was in response to concerns regarding the removal of trees. [The statement can be viewed via this link.](#)

## 6. Land Adjacent to Broadacre, Vicarage Road, Roxwell, Chelmsford – 21/02049/FUL

(M6, PL17, 2022) At its meeting on 6 September 2022, the Committee had considered an application for the demolition of the existing buildings on land adjacent to Broadacre, Vicarage Road, Roxwell and the construction of a workshop and ancillary store building. Permission was also sought for the widening of the existing access and alterations to landscaping. The Committee, being minded to refuse the application, had requested that the officers prepare detailed reasons for refusal based on the grounds that the development would be significantly different to the application approved in 2019 in terms of the amount of hardstanding to be created and the size of the accessway to the site, the extent of those differences making it inappropriate development in the Green Belt.

At this point members of the Committee discussed the application further and the following points were raised;

- When overlaying the 2019 and new plan over each other it was not clear that there was a significant difference to the previous one. Therefore, it was felt that the reason for refusal was not a factually correct statement.
- Members were often reminded to only consider the application put before them.
- There did not appear to be a significant difference between the two proposals in terms of hardstanding area and if refused, would this be a sufficient reason at appeal.
- Old applications should not be considered and the development was inappropriate for the green belt.
- Is a 17% increase what would be defined as a significant increase?

Officers informed the Committee that the current policies did not provide specific percentages upon which a judgement could easily be made. It was noted that their own judgement had to be used instead and that some applications would be acceptable and some albeit only slightly different may not be.

A member of the Committee proposed that they accept the reasons provided by officers and this was seconded. However the motion was not carried after a vote by the Committee.

Due to the reason put forward being rejected, the Committee then reconsidered the original recommendations put forward by officers for approval at the previous meeting. A proposal was raised that the Committee accept these initial recommendations and approve the application. This motion was passed by the Committee.

Councillors Dobson and Roper did not vote on this application, due to not being at the meeting where it was initially considered.

RESOLVED that planning application 21/02049/FUL in respect of land adjacent to Broadacre, Vicarage Road, Roxwell, be approved for the reasons set out in the initial report to the previous meeting of the Committee, which was appended to the latest report.

(7.01pm to 7.17pm)

## 7. No. 2 Westfield, Chelmsford – 22/01385/FUL

Declarations of Interest :

Cllrs Sosin, Ashley, Lardge, Lee, Sampson and Shaw all declared non registrable interests and left the meeting at this point.

Cllr Wright took the Chair for the remainder of the meeting

The Committee considered an application for the raising of the existing garage roof of 2 Westfield, Chelmsford to create a first floor habitable level for use ancillary to the existing dwelling, with the addition of three dormer windows. Permission was also sought for new first floor windows and alterations to ground floor windows.

In response to questions from the Committee it was noted that;

- The trees between the application property and the neighbouring 85 Broomfield Road, were not subject to any tree preservation orders. Officers stated they were content with an acceptable relationship between the two properties.
- It was down to individual property owners as to how much vegetation they have between two properties.
- The proposed windows did not significantly change the back to side relationship between the two properties and there was no material difference between what is already there and what the extension would create.

RESOLVED that planning application 22/01385/FUL in respect of 2 Westfield, Chelmsford be approved subject to the conditions set out in the report to the meeting.

(7.18pm to 7.25pm)

## 8. Planning Appeals

RESOLVED that the information submitted to the meeting on appeal decisions between 25 August and 21 September 2022 be noted.

The meeting closed at 7.26pm.

Chair