

MINUTES

of the

PLANNING COMMITTEE

held on 6 October 2020 at 6:00pm

Present:

Councillor J A Sosin (Chair)

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

Also present: Councillor P Clark

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 G H J Pooley, who had appointed Councillor J Lardge as his substitute, and from Councillor H Ayres.

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 1 September 2020 were confirmed as a correct record.

5. Public Question Time

Members of the public made statements on item 8 on the agenda. Details are recorded under minute number 8 below.

6. 22 South Hanningfield Way, Runwell, Chelmsford – 20/00758/FUL

(M9, PL16, 2020) At its meeting on 1 September 2020 the Committee had deferred for a site visit 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.

Members who had viewed the effect of the development on the adjacent properties expressed the opinion that there was no significant overlooking of either property and that the proposed privacy screen on the boundary of No. 20 would be adequate to preserve the amenity of that property.

RESOLVED that application 20/00758/FUL in respect of 22 South Hanningfield Way, Runwell, Chelmsford be approved subject to the conditions set out in the report to the meeting.

(6.05pm to 6.23pm)

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

(M7, PL15, 2020) On 1 September 2020 the Committee had deferred an application 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. The Committee had been of the view that, contrary to the officers' recommendation, the application should be granted and had asked the Director of Sustainable Communities to suggest conditions that could be attached to any approval of the application, including one that would require that the garages associated with the proposed dwellings only be used for the parking of vehicles.

RESOLVED that application 20/00349/FUL in respect of the former site of Kids and Koffee in Hall Road, Chelmsford be approved subject to the conditions set out in the report to the meeting.

(6.23pm to 6.26pm)

8. Site at Play Area, Woodhall Road, Chelmsford – 19/01579/FUL

The Committee considered an application for the redevelopment of a children's play area at Woodhall Road, Chelmsford to construct 12 new dwellings with associated access road, parking and landscaping.

Four representations opposing the application and one supporting it were heard at the meeting. Those who opposed the proposed development did so on the following grounds:

- Loss of visual amenity, open space and biodiversity. In response, officers said that a condition would require the submission for approval of a landscaping scheme and that the applicant would be required to offset the impact on biodiversity of the development by providing a biodiversity net gain of 10% at St Andrews Park. No harm would be caused to protected species by the development. It was acknowledged that the development would result in a loss of open space but it was of a poor quality and not of the standard that would be provided as part of a modern housing development.
- Already poor drainage in the area, which would be exacerbated by the development. Officers said that a sustainable urban drainage scheme would be required as part of the scheme to deal with surface water drainage and that both the Lead Flood Authority and Anglian Water were satisfied with the proposed arrangements for drainage and sewerage.
- Loss of privacy caused by the overlooking of existing properties. The Committee was informed that the distances between the existing and proposed properties were in excess of the minimum standard of 25 metres and that this and the layout of the houses meant that there would be no unacceptable overlooking.
- Problems associated with the conversion of properties in the area to houses in multiple occupation. The Committee was informed that such conversions were permitted development and the Council had limited control over them in planning terms.
- Problems caused by cars parked at the entrance to the access road to the site. Officers said that parking would be controlled by traffic regulation orders where necessary.
- Loss of a play area and play equipment. Members were told that the play equipment on the open space was removed in 2017 as it was in a poor condition, had been vandalised and did not meet current safety requirements. Broken glass and litter were also recurring problems.

Members felt that the main consideration was whether the loss of open space outweighed the need to provide more affordable housing in the city centre. On balance, they felt that the need for more housing of the type proposed took precedence over what they saw as low quality open space and were satisfied that permission should be granted.

RESOLVED that application 19/01579/FUL in respect of the play area site at Woodhall Road, Chelmsford be approved subject to the conditions set out in the report to the meeting.

(6.26pm to 7.04pm)

9. 37 Goodwin Close, Great Baddow, Chelmsford – 20/01050/FUL

An application had been received for the conversion of part of the garage at 37 Goodwin Close; a first floor side extension with dormer window to rear; a first floor rear extension with side facing dormer window; and a loft conversion with sloping roof dormer and rooflights to the front elevation.

The Committee was satisfied that the development would not adversely impact the amenity of neighbouring residents and agreed that permission should be granted.

RESOLVED that application 20/01050/FUL in respect of 37 Goodwin Close, Great Baddow, Chelmsford be approved subject to the conditions detailed in the report to the meeting.

(7.04pm to 7.20pm)

10. Planning Appeals

RESOLVED that the information on appeal decisions between 18 August to 16 September 2020 be noted.

The meeting closed at 7.22pm

Chair