

## MINUTES

of the

## PLANNING COMMITTEE

held on 4 May 2021 at 6:00pm

Present:

Councillor J A Sosin (Chair)

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

Also present: Councillors D Clark, N Gulliver and R Moore

### 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 J Frasca, who had appointed Councillor J Lardge as her substitute, and from Councillor L Millane.

### 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 13 April 2021 were confirmed as a correct record.

## 5. Public Question Time

Questions and statements were made by members of the public and ward councillors on Item 6. Details are recorded under the relevant minute number below.

## 6. Land North of Chelmer Village Way, Springfield, Chelmsford – 20/01813/FUL

The Committee considered an application for the erection of a new foodstore on land to the north of Chelmer Village Way, Springfield. A Green Sheet of additions and alterations to the information in the report was distributed. It included a proposed fifth reason for refusal on the grounds that the proposal would, in the absence of information and a safety audit to demonstrate otherwise, have an unacceptable impact on highway safety contrary to the objectives of the National Planning Policy Framework

Statements on the application were made by two members of the public, the applicant and all three ward councillors. Those who supported the application referred to the economic and employment benefits the development would provide and the enhancements that were planned for the remainder of the open space to the east and north-east of the development site. The applicant also argued that the principle of development had already been established by the provision of the nursery adjacent to the site, that any harm to existing listed buildings would be low and that there had been no objections by statutory consultees.

All three ward councillors for the area spoke against the application. Their opposition to the development centred on the loss of open space that would result and the reduction in the green buffer and visual relief it provided between the business park and the residential areas. They felt that no enhancement of the remaining open space could make up for the environmental and ecological harm that the loss of the open space would cause, space which would not be replaced elsewhere. It was also felt that the area was well served by supermarkets and that providing another would add to traffic congestion.

Responding to questions and points made by those who spoke at the meeting, the officers said that the Open Space Assessment submitted by the applicant had been studied but did not overcome the net loss of open space resulting from the development; the nursery approved on the adjacent site was very different in terms of massing and scale and did not set a precedent; and the concerns of the Highway Authority on the application had not been overcome. Officers also confirmed that the applicant did not own the open space to the east of the application site which it proposed to enhance.

The Committee shared the concerns of those who opposed the development, particularly the harm that would be caused by the loss of open space which members felt to be insurmountable and could not be compensated for by the proposed enhancement of the adjacent area.

RESOLVED that application 20/01813/FUL in respect of land to the north of Chelmer Village Way, Springfield, Chelmsford be refused for the reasons detailed in the report to the Committee and the additional reason 5 set out in the Green Sheet distributed at the meeting.

(6.05pm to 7.01pm)

## 7. Planning Appeals

RESOLVED that the information on appeal decisions between 31 March and 21 April 2021 be noted.

(7.01pm to 7.02pm)

The meeting closed at 7.02pm

Chair