

**MINUTES**  
of the  
**PLANNING COMMITTEE**  
held on 7 December 2021 at 7:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, S Dobson, R J Hyland, J Lardge, R Lee,  
G H J Pooley, R J Poulter, T E 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 had been received from Councillor P Hughes.

#### 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 2 November 2021 were confirmed as a correct record.

#### 5. Public Question Time

Statements were made by members of the public on Items 6, 7 and 8 and by ward councillors on Items 7 and 8. Details are recorded under the relevant minute numbers below.

## 6. Land South-West of Pembroke House, London Road, Great Notley – 21/01821/FUL

The Committee considered an application for the construction of three detached dwellings with associated garaging/cartlodes on land to the south-west of Pembroke House, London Road, Great Notley. Permission was also sought for a new vehicular access to the highway, pedestrian access, draining and associated landscaping.

The agent for the applicant attended the meeting to speak in support of the application, arguing that it was appropriate for the location, in keeping with its surroundings and sustainable.

Members of the Committee, however, were of the view that the development was clearly contrary to policy. They believed that it was not appropriate for a rural location, was outside of a designated development area, was out of context with nearby houses and the occupiers of the properties would be heavily reliant on car transport. The Committee therefore agreed that the application should be refused for the reasons set out in the officers' report to the meeting

RESOLVED that application 21/01821/FUL in respect of land to the south-west of Pembroke House, London Road, Great Notley be refused for the reasons set out in the report.

(7.03pm to 7.19pm)

## 7. 184 New London Road, Chelmsford – 21/01932/FUL

Councillor G H J Pooley spoke in his capacity as a ward councillor on this application. Being pre-determined on it, he withdrew from the meeting after speaking and took no part in the discussion or voting on it.

An application had been received for the installation of play equipment in the rear garden of 184 New London Road, Chelmsford.

The Committee heard from a representative of the applicant, who spoke in support of the application, from the son of a neighbour and from a ward councillor, both of whom felt that the size and position of the structure would be overwhelming and detrimental to the amenity of those living in the neighbouring property. A statement from the applicant was also submitted to the meeting.

The Committee's discussion of the application centred on whether the structure would result in visual harm, loss of privacy, noise and disturbance for occupiers to the neighbouring property. A proposal to hold a site visit was lost on being put to the vote. On balance, members believed that the measures proposed to mitigate the impact of the structure would be sufficient to overcome the concerns that had been expressed.

RESOLVED that application 21/01932/FUL in respect of 184 New London Road, Chelmsford be approved, subject to the conditions detailed in the report to the meeting and

consideration being given to strengthening Condition 3 to require that any planting that fails or dies is replaced.

(7.19pm to 7.49pm)

#### 8. 4 The Green, Writtle, Chelmsford – 21/01258/FUL

The Committee considered an application for a garden shed at 4 The Green, Writtle.

A ward councillor and a neighbour attended the meeting to speak against the application. Their main concern was the effect rainwater and surface saturation caused by the shed's proximity to the heritage garden wall between the application and neighbouring properties could have on the wall's structural integrity. They suggested that the shed should be at least two metres from the wall rather than the one metre proposed.

Officers informed the Committee that the Council's Heritage Officer was of the view that the measures proposed to mitigate the effect of rainwater run-off from the shed in its proposed location and to prevent surface saturation were adequate to protect the strength and integrity of the wall. Members discussed whether another opinion should be sought on the effect the presence of the shed would have on the wall but concluded that the advice of the Heritage Officer was sufficient. There being no other reasons to refuse the application, the Committee considered that it should be granted.

RESOLVED that application 21/01258/FUL in respect of 4 The Green, Writtle, Chelmsford be approved, subject to the conditions detailed in the report to the meeting.

(7.49pm to 8.19pm)

#### 9. Planning Appeals

With regard to the decision to allow the appeal on application 20/01720/FUL, Land South-West of Cards Road, Sandon, the Committee shared the concerns of Sandon Parish Council submitted to the meeting about the effect of the development on local residents, particularly from construction traffic. It suggested that the Parish Council discuss with the developer ways in which the impact on the village of the construction phase could be mitigated.

RESOLVED that the information on appeal decisions between 20 October and 24 November 2021 be noted.

(8.19pm to 8.28pm)

The meeting closed at 8.28pm

Chair