

**MINUTES**  
of the  
**CHELMSFORD POLICY BOARD**  
held on 17 February 2022 at 7:00pm

Present:

Councillor I Fuller (Chair)

Councillors H Ayres, W Daden, S Dobson, G H J Pooley, R J Poulter,

A Sosin, N Walsh and T N Willis

Also present: Councillors L Ashley, A Davidson, C Davidson and M J Mackrory

### 1. Apologies for Absence

Apologies for absence had been received from Councillors D Clark, J Galley, N Gulliver and G B R Knight.

### 2. Declarations of Interest

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.

### 3. Minutes

The minutes of the meeting on 13 January 2022 were confirmed as a correct record.

### 4. Public Questions

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

## 5. Health and Wellbeing Working Group - Update

The report to the meeting gave an update on the work of the Health and Wellbeing Working Group and the implementation of the Health and Wellbeing Plan.

The implementation of the Plan was monitored by way of an action plan and took into account Essex County Council's Joint Strategic Needs Assessment and its Joint Health & Wellbeing Strategy. The Council's Plan informed both Essex County Council and the NHS, through the Mid Essex Clinical Commissioning Group, and showed how it contributed to the Joint Health & Wellbeing Strategy and wider health system strategies and plans. Delivery of the Plan's priorities was monitored by Livewell Chelmsford, a forum of organisations which aimed to promote, facilitate and encourage members to work collaboratively to improve the health, wellbeing and quality of life of everyone in Chelmsford.

It was recognised that there was considerable overlap between the roles of the Health and Wellbeing Working Group and Livewell Chelmsford. It was therefore proposed to merge the two groups by disestablishing the Health and Wellbeing Working Group and to nominate a Member of the Policy Board to attend Livewell Chelmsford.

The Policy Board was fully supportive of the proposal and expressed appreciation for the work of members and officers of the Health and Wellbeing Working Group.

RESOLVED that:

1. the update to the meeting on the work of the Health and Wellbeing Working Group be noted and that the disestablishment of the Working Group in favour of its responsibilities being undertaken by Livewell Chelmsford be approved; and
2. Councillor Nora Walsh be nominated as the Council's representative on Livewell Chelmsford.

(7.02pm to 7.10pm)

## 6. Masterplan for Site of Former St Peter's School

(M8, CPB3, 2021) At its meeting on 5 July 2021 the Policy Board had given initial consideration to a masterplan prepared by Essex Housing for Strategic Growth Site Policy 1b, the former St Peter's School site, Fox Crescent. It had asked that the officers discuss with Essex County Council the access, parking and other issues raised at the meeting on the masterplan and requested that, depending on the results of those discussions, a revised masterplan be submitted to a future meeting of the Board.

Essex Housing had since submitted a Masterplan Addendum which covered vehicular access to the site, parking in Fox Crescent, widening of the footway on Fox Crescent, the footpath link to Canberra Close and independent living and affordable housing. The report to the meeting reviewed each of those issues and set out the changes expected to be made to

the masterplan document in order to align it with the Council's aspirations for this site. With those changes, it was the view of officers that the Masterplan Addendum would address the previous concerns of the Policy Board and would not prejudice the compliance with the site policy requirements of this strategic site.

Ward councillors for the area attended the meeting and said that the proposed changes to the Masterplan generally met the main concerns of local residents. Those concerns centred on traffic and parking and the proposed dual access to the development site and the provision of additional parking would help alleviate potential problems. Residents' preferred option for additional parking was a layby but they were happy to accept the recommended layby and parking court option if more than five spaces was provided in the layby. The increased traffic would exacerbate visibility problems on the bend in the southern part of Fox Crescent and this issue needed to be thought through, possibly with the loss of one or two parking spaces on the bend to improve sightlines and enable vehicles to pass safely.

The ward councillors were pleased that most of the hedges and trees on the site would be retained but asked that thought be given to creating a wild flower area. A member of the Board asked whether there were adequate linkages for public transport, cyclists and pedestrians between the site and other areas and whether there was a potential for a car free zone within the development, as there were in other development sites.

In response to those issues officers said that:

- The bend in Fox Crescent provided a degree of traffic calming but the details of any additional measures would need to be considered at the planning application stage and dealt with under a Traffic Regulation Order.
- A large area in the south-west corner of the development site offered the potential for the creation of a wild flower area and it was suggested by a member present that such a site could extend into the grounds of the educational facility. Some elements of the residential part of the development could also be increased in density, enabling more space to be allocated for ecological and recreational purposes.
- The original and amended Masterplan provided cycling and pedestrian linkages from the site to residential areas to the north and west and there would be shared cycle/footway at each of the two accesses. It was the view of officers that there would be good permeability within and beyond the site. Whilst a bus route could not be provided within the site, there was a service to the city centre from Langton Avenue which the residents could be encouraged to use.
- The potential for a car free zone within the development site would be addressed at the planning application stage, when the opportunity for less parking would be considered as part of the final design, taking into account the balance between lower car usage without precluding car ownership.

In welcoming the changes to the Masterplan set out in the addendum, the Board asked that officers work with the developer to provide a minimum of six parking spaces in the proposed layby in Fox Crescent.

RESOLVED that:

1. It be recommended to the Cabinet that the Masterplan is amended to reflect the content of the Masterplan Addendum (in part), officers' recommendations set out in the report to this meeting and the points made by the Policy Board set out above.
2. The Director of Sustainable Communities, in consultation with the Chair, Vice Chair of the Board and the Cabinet Member for Sustainable Development, be authorised to agree any subsequent changes to the Masterplan ahead of the consideration by Cabinet.
3. The Cabinet be recommended to approve the Masterplan once the changes from 1 and 2 are implemented.

(7.10pm to 7.47pm)

## 7. Chelmsford Policy Board Work Programme

The Board received the latest version of its Work Programme for 2021-22. It was advised that only the Housing Strategy had been confirmed as an item for the meeting on 3 March 2022 and that it was likely that an additional meeting would be required in April to begin the process for the review of the Local Plan.

RESOLVED that the latest Work Programme of the Board, as amended at the meeting, be noted.

(7.47pm to 7.48pm)

## 8. Urgent Business

There were no items of urgent business.

The meeting closed at 7.48pm

Chair