Boreham Parish Council

Minutes of the Meeting of the Planning Committee held in the Parish Office at 7:00pm
on Monday 24th January 2022

Present

Cllr. J. Galley (Chairman)
Cllr. P. Elkington
Cllr. A. Leach
Cllr. K. Cherry
Cllr. D. Crick
Also in attendance: Jo Penson, Assistant Clerk

P5294. Apologies for Absence
There were no apologies for absence received.

P5295. Declarations of Interest
There were no declarations of interest.

P5296. Public Participation Session
There was no public participation.

P5297. Minutes of the Meeting held on 10th January 2022
The Minutes of the Meeting held on Monday 10th January 2022 had been previously distributed. It was RESOLVED that the Minutes be signed as a true record of the meeting.

P5298. To consider Planning Application – 21/02487/REM - Application for the approval of reserved matters (layout, access, scale, appearance and landscaping) at Beaulieu Zone T, in relation to outline application permission 09/01314/EIA, for the development of 70 dwellings (10 x 1-bed, 23 x 2-bed, 16 x 3-bed, 18 x 4-bed and 3 x 5-bed) with associated infrastructure, servicing, landscaping and car parking at Greater Beaulieu Park White Hart Lane Springfield Chelmsford.
Members of the committee commented that this is outside of the defined settlement boundary although have no objections to the application.

P5299. To consider Planning Application – 21/02485/FUL - Extension of the landscape buffer area associated with Beaulieu Park Station to New Hall Lane. Comprising of four types of planting - woodland screen understorey planting, woodland screen planting, wildflower meadow/ grass meadow strip, grass meadow strip. Formation of access from Generals Lane to form new access road to connect with Beaulieu Park station at Land North West Of Boreham Interchange Chelmer Road Boreham Chelmsford Essex.
Members of the committee commented that this is outside of the defined settlement boundary although have no objections to the application.

P5300. To consider Planning Application – 21/02407/FUL - Seasonal use (mid July - mid Sept) of lake as an inflatable aqua park at Land At Old Hall Church Road Boreham Chelmsford.
Members of the committee require further information before making a final decision to the application, which are as follows:

- What parking facilities will be available?
- Will there be a scheduled timetable?
- approximate number of people to be allowed entry onto the aqua park at any one time
- Will there be public changing facilities?

P5301. To request your observations TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Application No: CC/CHL/107/21

Proposal: Application under S106A (3) of the Town and Country Planning Act to modify the Legal Agreement dated 7 March 2014 associated with Chelmsford City Council Planning Permission Ref 09/01314/EIA . The modification relates to the obligation under sub-paragraph 1.1(g) of paragraph 1 of Part 1 of Schedule 1 of the Original S106 to change the number of properties that may be occupied before works with respect to the Radial Distributor Road Phase 3 are completed from 1000 to 1400 properties.

Ref 09/01314/EIA was for "Mixed use development comprising residential development of up to 3,600 dwellings, mixed uses (up to 62,300sqm gross external) comprising employment floorspace including new business park, retail, hotel, leisure, open space, education & community facilities, landscaping, new highways including a radial distributor road, public transport provisions & associated and ancillary development, including full details in respect of roundabout access from Essex Regiment Way & a priority junction from White Hart Lane"

Location: Greater Beaulieu Park, White Hart Lane, Springfield, Chelmsford, Essex
Members of the committee object to the application due to the increase in the number of houses from 1000 to 1400 before Phase 3 of the RDR is completed. The complexities with regards to the Boreham Interchange that public have had to deal with, the Radial Distributor Road along with the removal of the bridge of Generals Lane. The committee feel that increasing the time frame even further will just bring more misery to the public and these locations.

P5302. To request your observations TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 - Application No: CC/CHL/85/21

Proposal: Chelmsford North East Bypass (CNEB): A single carriageway road between Roundabout 4 of the Beaulieu Park Radial Distributor Road (RDR1) and a new roundabout on the A131 at Chatham Green plus dualling of the existing A131 between Chatham Green and Deres Bridge roundabout. With one intermediate roundabout, 3 road overbridges and 1 pedestrian/cycle/horse overbridge. Together with other associated works and landscaping.

Location: Land between Beaulieu Park (north of Generals Lane), Boreham Parish, and Deres Bridge Roundabout on A131, Great & Little Leighs Parish, to the north east of Chelmsford.
Members of the committee commented that this is outside of the defined settlement boundary although have no objections to the application.

P5303. Planning decisions/appeals notified by Chelmsford City Council and Essex County Council since the meeting held on 10th January 2022.

Application for the approval of reserved matters (layout, access, scale, appearance, public open space and landscaping) at Beaulieu, Zone W, in relation to outline permission 09/01314/S73, for the development of 194 dwellings together with associated infrastructure, landscaping, and car parking
Zone W Greater Beaulieu Park White Hart Lane Springfield Chelmsford
Ref: 21/01939/REM |Validated: Mon 27 Sept 2021|Status: Application Permitted

There being no further matters for consideration, the Chairman thanked the members for their attendance and declared the Meeting closed at 7.27pm.