

MINUTES
of the
PLANNING COMMITTEE
held on 4 March 2025 at 7pm

Present:

Councillor J. Sosin (Chair)
Councillor S. Dobson (Vice Chair)

Councillors J. Armstrong, J. Frasca, S. Hall, R. Hyland, J. Lardge, R. Lee, E. Sampson, A. Thorpe-Apps, N. Walsh and P. Wilson

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 were received from Cllrs Pappa and Tron. Cllr Walsh substituted for Cllr Tron.

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 4 February 2025 were confirmed as a correct record and signed by the Chair.

5. Public Question Time

[One public question had been submitted in advance for Item 6, which is summarised under the relevant item and can be viewed via this link.](#)

6. 23/01583/FUL & 23/01583/OUT - Strategic Growth Site 7A, Moulsham Hall Lane, Great Leighs, Chelmsford, Essex

The Committee were asked to consider a hybrid planning application for Strategic Growth Site 7A, consisting of both an outline and full application. The Committee considered the two items

together due to the hybrid nature before voting on separate resolutions, for each application. The hybrid application included an outline application with all matters reserved for a residential development of up to 750 homes, a neighbourhood centre, medical services, a nursery, a residential care home, a new primary school, along with other associated works and the full application covered the principal means of vehicular access to the site.

The Committee were informed that the application formed the substantive element of Strategic Growth Site 7 and had been through the Masterplanning process, with approval from Cabinet and that it complied with the requirements set out for the site within the relevant masterplan. The Committee heard that the application, supplied 35% affordable housing along with other requirements set out in masterplan, including the delivery of a primary school, medical centre and neighbourhood centre. The Committee were informed that the application had been recommended for approval, due to it being an allocated site within the Local Plan, with an approved masterplan, whilst delivering key infrastructure, affordable housing and Section 106 obligations. [The Committee also noted the green sheet of amendments, which detailed extra correspondence with Essex County Council and the Council's response to that correspondence.](#)

The Committee heard from a member of the public in support of the scheme, who highlighted the culmination of approximately four years of work and collaboration between the applicants, officers and other stakeholders to reach this stage, the policy compliant 35% affordable housing on site and the other infrastructure improvements and services that would be provided as part of the application. The Committee also heard that approving the application, would lead to the Strategic Site moving an important step closer to delivery stage, to fulfil the requirements of the Local Plan allocation.

In response to questions from the Committee, officers confirmed that, the make up of the 35% affordable housing, differed from policy, with affordable rent being 19% instead of 22% due to a viability assessment and negotiations that had followed with the applicant. It was noted that the mix offered in the application had been the best possible, to still meet the 35% overall affordable housing and had therefore been recommended for approval. Officers also stated that the sports provision would be provided off site, and it was not uncommon for some travel to be associated with sports provision. It was also noted that the Local Plan had allocated the site without specific sports provision on site, so other options had been explored by officers, leaning towards the Melbourne area being where the contribution would be made instead.

RESOLVED that applications 23/01583/FUL and 23/01583/OUT be approved, subject to the completion of a S106 agreement together with compliance with the proposed conditions, the details of those items and any variations that may be considered necessary and appropriate, to be delegated to the Director of Sustainable Communities/Planning Development Services Manager, in consultation with the Chair and Vice Chair of the Planning Committee.

(7.03pm to 7.24pm)

The meeting closed at 7.24pm.

Chair