



Planning Committee

22 June 2010

For further information about this report please contact Robin Hosegood

Application No	:	10/00397/FUL Full Application
Location	:	Marrable House The Vineyards Great Baddow Chelmsford Essex CM2 7PE
Proposal	:	Demolition of existing office building and public toilets. Construction of new development of 60 extra care flats with ancillary office and operational facilities in two new buildings. One to replace Marrable House and the other to front Maldon Road. Re-organisation of existing car parking, construction of new public toilets, planting of replacement trees, new hard landscaping, and refurbishment of existing concrete ramp.
Development Type	:	Small Major All Other (D12)
Drawing No(s)	:	1187-S5-01; 1187-S5-02/A; 1187-EX-02; 1187-S5-20/B; 1187-S5-21/C; 1187-S5-22/C; 1187-S5-10; 1187-S5-11/A; 1187-PD-12; 1187-PD-13; 1187-PD-14; 1187-PD-16; 1187-S5-16; 1187-S5-03/C; DESIGN AND ACCESS STATEMENT;
Applicant	:	Mr P Richards Murano Properties
Agent	:	Crane & Associates
Date Valid	:	16th April 2010
Target Date	:	15th July 2010
Case Officer	:	Robin Hosegood
Consult Expiry	:	21st May 2010
Councillor date	:	

I. EXECUTIVE SUMMARY

- 1.1. This application is to demolish Marrable House and construct a replacement 6 storey block and replacement toilet block and erect a new three storey building fronting Maldon Road. This would provide a 60 unit extra care affordable housing scheme with ancillary facilities. The application also includes rearrangement of car parking, landscaping and replacement of the pedestrian concrete ramp linking Maldon Road and the shopping precinct.
- 1.2. An earlier application was withdrawn in December 2009 prior to consideration by Committee so that improvements could be made to the design as refusal was to be recommended on that basis. The changes made

are considered significant and sufficient to enable the current scheme to be approved. Approval is therefore recommended subject to completion of a s.106 agreement.

- 1.3. The application is accompanied by an application for conservation area consent to demolish Marrable House.

2. SITE DESCRIPTION

- 2.1. The application site comprises parts of the Vineyards neighbourhood centre including Marrable House, the west part of the shopping area, part of the open green to the west of Marrable House, the pedestrian ramp from the High Street, the toilet block and the north and south car parks.
- 2.2. The Vineyards is a mixed use development of shops, flats and offices dating from the 1960s and typical of the period. Its form and modern design are at odds with the character and scale of the surrounding buildings. Marrable House is of six storeys and comprises vacant office space above a partly occupied ground floor comprising a small youth centre and an office for the Vineyards caretaker.
- 2.3. The site and its surroundings lie within the Great Baddow Village conservation area and a number of the nearby dwellings are listed. Trees adjacent to Maldon Road and on the green area are the subject of TPO 2007/036.
- 2.4. The site gently slopes downwards from east to west.

3. DESCRIPTION OF PROPOSAL

- 3.1. This application is to demolish Marrable House and toilet block and construct a new 6 storeys block and toilet block and construct a new three storeys block fronting Maldon Road. The blocks would be linked by a glazed enclosed bridge link. The works also include a re-arrangement of car parking, refurbishment of the concrete ramp and landscaping.
- 3.2. The development would provide 60 affordable, extra care flats of one and two bedroom size with ancillary support accommodation. The accommodation is designed with all flats and communal areas designed to Lifetime Homes standards. It includes staff provision, care facilities and management accommodation. The scheme can be related to the Cherry Tree appeal decision where the Inspector, in finding the proposal acceptable and granting the appeal subject to an age limit condition.

4. RELEVANT HISTORY

- 4.1. Planning permission was granted in 2003 for refurbishment of the Vineyards residential development and the retail area. These works did not include Marrable House.

- 4.2. In May 2004 *The Vineyards, The Causeway Great Baddow* planning brief was adopted as Supplementary Guidance. This identified development opportunities and advice on scale, form and detailing of new development along with likely parking requirements. It envisaged the replacement of Marrable House with a new building of similar height and development opportunities at the Causeway and Maldon Road site frontages.
- 4.3. This document, as is the case with other site specific planning briefs, fell with the adoption of the Core Strategy and now is for information and informal advice only and has no status within the Local Development Framework.
- 4.4. The previous planning application, 09/01454/FUL was withdrawn in December 2009 prior to formal consideration.

09/01454/FUL - Application Withdrawn 23rd December 2009

Demolition of existing office building, public toilets and felling of 16no trees. Construction of new development of 60 extra care flats with ancillary office and operational facilities, re-organisation of existing car parking, construction of new public toilets, planting of replacement trees, new hard landscaping, and refurbishment of existing concrete ramp.

09/01455/CAC - No Further Action 16th April 2010

Demolition of existing office building and public toilets.

10/00398/CAC -

Demolition of existing office building and public toilets.

10/00541/EIASO -

EIA screening opinion for demolition of existing office building and public toilets. Construction of new development of 60 extra care flats with ancillary office and operational facilities in two new buildings. One to replace Marrable House and the other to front Maldon Road. Re-organisation of existing car parking, construction of new public toilets, planting of replacement trees, new hard landscaping, and refurbishment of existing concrete ramp.

5. MAIN ISSUES

- 5.1. The main issues are whether the design and layout of the development would preserve or enhance the appearance of the conservation area; whether it would be acceptable in its effect on the setting of listed buildings; the effect of the proposal upon neighbouring property; whether the removal of trees is acceptable; whether parking arrangements are appropriate and the effect on local infrastructure.

6. POLICY CONSIDERATIONS

Land use

- 6.1 The proposal would replace an existing office building above ground floor retail space with new extra care (frail elderly) flats which falls within use class C3 (residential). The applicant is content for at least 35% of the units to be affordable.
- 6.2 Policy CPI CP2 and CP8 seek to achieve sustainable development in accessible locations and Policy CP6 promotes urban renaissance. DC5, amongst other things, seeks to secure mixed uses in neighbourhood centres. A mix of dwelling types, sizes and accommodation is required to accommodate a balance of household types within the borough as required by Policy CP15. Policy DC35 allows for specialist residential accommodation in appropriate locations, in accordance with Policy CP3, such as the main urban areas or defined settlements that can offer an appropriate range of support facilities for residents and staff. Policy CP22 seeks to secure and maintain economic and employment growth within the borough. Policy DC37 seeks to protect local community services and facilities.
- 6.3 The proposal would result in the loss of office floorspace but this is of poor quality and does not meet the needs of modern businesses. The applicant has provided evidence that the premises have been marketed for several years and this has not attracted a new office occupier. The Vineyards appears to be a thriving centre and a successful new extra care facility of an acceptable design would potentially add to its attractiveness and viability. The loss of the office floorspace is considered to be acceptable and not critical to overall office supply within Chelmsford. The loss of the youth facility is regrettable but, subject to a contribution through a s.106 towards local youth facilities, there would not be sufficient reason to warrant refusal on this basis.
- 6.4 The draft Site Allocations Document defines The Vineyards as a Principal Neighbourhood Centre. Within these centres Policy DC63 encourages uses which reinforce its function as a location for day to day services that serve the day to day needs of the locality. The proposed use would reinforce its function, bring new use and make the best use of currently underused land. Further, the Council's Housing Strategy for Older People on page 49 emphasises that "... isolation is not conducive to social inclusion, balanced communities and sustainable development.
- 6.5 Through consultation as part of this strategy, older people have told the Council that they want homes which are close to shops and amenities and have good transport links". Accordingly the mix of uses proposed would meet policy requirements and is considered ideal for the location.

Effect on conservation area and listed buildings & design & appearance.

Character of area

- 6.6 The Vineyards is a mixed use post war development, the best examples of which are now being listed. Whilst its layout and planning is of some interest it is not of any special architectural quality. Marrable House has been substantially vacant for many years and this suggests that functionally it is of poor design and not readily adapted for other uses. It is not worthy of listing and no objection is raised to its demolition.
- 6.7 The Vineyards lies within the Great Baddow Village conservation area which is of good character and quality. A number of the nearby buildings are listed such as 6 and 20, High Street, 1, 5, 21, 27, 29 and 31, Maldon Road, Valley Cottages, Manor House and Manor Place in Tabors Hill.
- 6.8 The village of Great Baddow evolved from two separate nuclei, one at the junction of High Street and Maldon Road and the other around St. Mary's Church. A brook which separated the two settlements is now culverted beneath part of the green area to the west of Marrable House. There is a mix of street edge and set back building alignments in the immediate vicinity of the site. Street edge buildings are mainly joined to form continuous frontages to enclose street spaces; the buildings set back from the road are largely detached or semi detached in landscaped grounds with solid walls at the street edge. In Maldon Road in particular, this sense of enclosure, enhanced by mature trees is strong. Buildings in the vicinity of the site are almost all domestic in scale. The essential character of the conservation area remains much influenced by the historic pattern of development that is still strongly in evidence. The open green to the west of the site and its mature trees also contribute to the area's special character. The large open north car park is however a negative dominant feature in views from parts of Maldon Road and the Causeway.

Policy

- 6.9 Government policy for conservation areas and listed buildings is set out in PPS 5 – *Planning for the Historic Environment*. Policies CP20, CP21, DC7 and DC45 of the adopted Core Strategy and Development Control Policies seek to achieve high quality design and layout in new development and in this objective are consistent with Government advice in PPS 1 – *Delivering Sustainable Development*. Policy DC17 follows advice in PPS 5 in requiring development to preserve or enhance the appearance of conservation areas, and DC18 seeks, amongst other things, to safeguard the setting of listed buildings, while Policy CP9 seeks to more generally protect areas of built heritage, including conservation areas.

Replacement Marrable House building

- 6.10 In view of the nature of the existing Vineyards complex a replacement of Marrable House with a building of similar height to the existing block is

considered to be acceptable in principle subject to the new building enhancing or preserving the conservation area. Likewise, an argument can be made for the replacement block having a larger footprint than the existing, subject to its design.

- 6.11 The replacement Marrable House block would be of similar height to the existing building but it would have a greater footprint. The new building would provide part ancillary facilities and part flats on the ground floor and one and two bedroom flats on the upper floors. It is of contemporary design with a recessed top floor which is set back further at the north end. The building would have glazed stair towers at each end and punctuated projections framing windows. Balconies and the use of different materials and colour provide vertical emphasis. An elevated glazed covered link connects the building to the new Maldon Road block.
- 6.12 External materials for the Marrable House block include white render for elevations above ground level, grey render for recessed elevations, blue feature rendering for balconies, timber cladding for projecting features and powder coated metal panels for glazing bars and window frames.
- 6.13 The replacement building would be of greater mass than the existing. The replacement follows the alignment of the existing but on a larger footprint. The bulk is critical in relation to the visibility and visual impact of the building which would be significant on approaches to the centre of the village from along Maldon Road from the east, where the rear elevation and roof line will be prominent; from Baddow Road and Noakes Park from the west and; from the High Street and Church Road from the south, where the building would be seen above the rooftops.
- 6.14 During the evolution of the scheme there has been considerable effort by the architect to articulate the elevation form to break down the mass of the proposed built form to mitigate the sense of bulk. The changes to the building from the previous proposal include increasing the setback of the top floor to give a perceptible change in form; bringing parts of the elevation forward with white rendered panels laid over recessed bays, with the windows punched into the skin; and re-organised, more ordered and open balconies. Each corner has a glazed circulation core.
- 6.15 The design and use of materials for the replacement Marrable House block effectively reduces the appearance of the building mass, would result in a modern building that would be a considerable enhancement to the conservation area and would be acceptable in its effect on the setting of nearby listed buildings.

Maldon Road building

- 6.16 The Maldon Road block introduces a new building on its south side opposite the 20th Century row of shops with flats above at 7 – 17a and the red brick, Victorian former school, now a Parish Hall with its latest addition. The new building would be set back approximately 8 metres from the edge

of the highway with the green edge retained and would be aligned, in part, parallel with the road. As such it would create a positive edge to the south side of the street. A new building fronting Maldon Road offers the opportunity of mitigating the adverse effect of the open car park and giving a stronger streetscene character. The building addresses the historic building alignment of Maldon Road, the enclosure of the street edge and the screening of the car park. The building would be sited on higher ground than the road, but it is considered that given the 8 metres set back from the edge of the carriageway this would not be out of scale with the buildings on the opposite side of the road.

- 6.17 Three storeys are considered to be acceptable in principle, subject to elevation design addressing the historic context of Maldon Road. A contemporary architectural approach is supported as long as the building form and elevations enhance the conservation area.
- 6.18 The Maldon Road block is, like the replacement Marrable House block, of contemporary design with a flat roof. It incorporates a main entrance at the east end. It differs from the withdrawn proposal in that the horizontal form is relieved by a varied roofline; the provision of recessed red brick sections, punctuated by projecting rendered elements; more open balconies and an increase in the length of the building at the Causeway end. External materials proposed include a brick plinth, white render, red brick, rainscreen cladding, cedar cladding and powder coated metal panels, steel and glass.
- 6.19 The siting, form, design and use of materials for the Maldon Road block would form a positive new relationship with Maldon Road's townscape and listed building settings and would enhance the conservation area.

The bridge links

- 6.20 The proposed glass bridge link straddling the gap between the two blocks requires a sensitive design approach because of their nature and the corner location where it becomes a focal point. The scheme differs from the previous unsatisfactory two bridge link approach in that one more refined curved link is now provided linking curved cedar clad "drum" elements at the respective ends of the two main buildings. This approach is considered to be successful in the location and in keeping with the host buildings.

External spaces and landscape design

- 6.21 The new buildings are sited to retain the mature trees on Maldon Road but would result in the removal of a number of trees along Maldon Road, The Causeway and within the existing car park (see Trees section of this Report below). A reduced size north car park (105 spaces) is proposed with new periphery planting and planting between bays (see Parking and Transportation section of this Report. The open space to the west would be retained but with a curved, raised amenity space on the High Street elevation of the Marrable House block. Part of the space to the north of the

Marrable House block would be incorporated within a new garden to serve the development.

6.22 The submitted scheme includes details of landscape design for the extensive outside area within the site. Enhancements to the existing tarmac north car park include; better circulation for vehicles; new block and textured paving to replace the tarmac; new tree planting; new lighting; bollards and; a predominantly pedestrian circulation space at the entrance to the development. The green to the west of Marrable House is shown, partly outside the application site but would be subject to enhancement through the proposed s.106 agreement. (See *Open space* section of the Report). The pedestrian raised walkway from the High Street is within the application site and is proposed to be enhanced by new surfacing and a new etched, glazed balustrade with timber handrail.

6.23 Overall the treatment of the outside space would result in enhancement of the conservation area.

Trees

6.24 Trees within the site are covered by TPO 2007/036 and conservation area protection. Of the 16 trees to be removed 15 are subject to the TPO. The application is covered by an Arboricultural method statement and Scheme of tree protection. This advises that the trees to be removed are categorised as B (retention a moderate priority), C (retention a low priority) and R (for removal). These are of lower significance than the mature trees on the green area as a result of their structural or physiological condition or their future potential. Removed trees would be replaced by new planting as part of a comprehensive landscaping scheme.

6.25 Policy DC14 seeks to protect preserved trees from development and where the felling of a preserved tree is allowed replacement planting will usually be required.

6.26 The submitted arboricultural report provides sound arboricultural reasons for the removal of the trees. The Poplars (G1) on the Maldon Road boundary have exit holes of the clear winged moth at the bases which gives further reasoning for their removal and could justify the removal of the two Poplars shown to be retained on this frontage and their replacement with new tree planting.

6.27 There are a number of arboricultural matters that would need to be addressed by condition were planning permission to be granted. A method statement for cleaning retained trees following demolition will be required. In relation to the trees in the car park the use of a Silva Cell subsurface integrated tree and storm water system will also need to be secured by condition.

Effect on neighbouring property/living conditions

- 6.28 Policies DC4 and DC42 include the requirements that development proposals should safeguard the living conditions of occupiers of neighbouring properties. Further detailed supplementary guidance is contained within the *Making Places* SPD.
- 6.29 The proposed replacement of Marrable House would be largely in situ but the footprint of the building would be enlarged. As such at its south end the new building would be approximately 10 metres from the west side end elevation of the existing Vineyards 7 storey residential block where the only side facing glazing relates to a stairwell.
- 6.30 The new Maldon Road block would be of three storeys with its height above ground level greatest at its west end where the change in levels is greatest. The applicant's site plan indicates the new block to be approximately 17.5 metres from the front of the Parish Hall on the north side of Maldon Road at the east end of the new building and approximately 19 metres from the shops with residential accommodation above at 7 – 17a Maldon Road at the west end of the new building. *Making Places* at Appendix 1.3 suggests that a reasonable outlook is achieved and an overbearing effect avoided if new three storey buildings maintain 16.5 metres distance from principal windowed elevations on the private side of existing dwellings. The proposal therefore meets this requirement even though in this case the upper floor residential windows above the shops are on the public, street side of the existing dwelling. It is concluded, even taking into account the higher ground on the south side of Maldon Road where the new building would be sited, that the Maldon Road block would not have an overbearing effect on existing residential accommodation or deprive properties opposite of daylight and sunlight to an unacceptable degree. Overall the development would comply with the relevant DC policies in relation to effect on neighbours.

Parking and transportation

- 6.31 Existing car parking provision is as follows:
- North car park: 102 free public parking spaces (limit of 2 hours); 56 permit spaces.
 - South car park: 26 free public parking spaces (limit of 2 hours); 28 permit spaces.
 - Total: 211 spaces of which 128 are free public parking spaces.
- 6.32 Proposed car parking:
- North car park: 99 free parking spaces and 6 staff and visitors to serve the new extra care development.
 - South car park: 64 parking spaces. The split between public and permit spaces is not specified but it is proposed that a condition should be imposed restricting the number of permit spaces in order that the total

number of parking spaces available as free to the public in the north and south car parks combined should not be less than the existing level of 128 during the normal trading hours of 8-00am until 5-30pm.

· Basement to provide a total of 26 residential spaces to serve the new development and existing residents. 12 spaces would be for the residents of the new development and 14 for existing residents.

Total 195 of which at least 128 would be free public parking spaces.

- 6.33 Vehicular access to the development would be from The Causeway with temporary vehicular access during construction from the High Street. The north car park would be redesigned to accommodate the new building and to seek to achieve a better flow of cars. Additional parking provision would be achieved in the south car park by a rationalisation of spaces. Electric scooter/cycle storage would be provided on the ground floor of the replacement Marrable House block.
- 6.34 Policy DC7 requires new development to comply with maximum vehicle parking standards which are contained within Appendix C of the Core Strategy. The proposed occupiers of the development, the frail elderly, are a group of low car ownership. Accordingly it is necessary to consider the level of parking provision that the Council has required in other sheltered housing schemes in similar locations well served by local services, where access to public transport is good. In these cases provision at between 1 space for every 3-4 residential units appears to operate successfully. The application proposes 6 staff and visitor spaces, 12 new residential spaces within the basement to serve the development and 12 Vineyards residents' spaces. This totals 18 spaces to serve the 60 new units which equates to provision at 3.3 spaces per unit. Given the nature of the location and use, where generally there is low car ownership amongst occupiers and that there is scope for visitors to use the public spaces, this level of provision is considered appropriate to serve the extra care development.
- 6.35 Current free parking provision within the north and south car parks totals 128 spaces. As a result of the proposals and subject to a condition to retain at least 29 public parking spaces within the south car park, this total of 128 would be retained. There is no increase in retail or office accommodation proposed at the centre and an appropriate level of parking is provided for the new development.
- 6.36 Some existing residents of the area have advised that they benefit from permit parking and that it would appear that this parking would be reduced as a result of the new development. Permit holders' only spaces that would be lost are within the part of the north car park where parking space was originally designed to serve Marrable House. The owners/managers of the Vineyards have taken the decision to allow such permit parking in the knowledge that this would be a temporary arrangement pending a new use/new development taking place focused on Marrable House. In these circumstances it is considered unreasonable to prevent the redevelopment

of the area based on the loss of a number of residents' permit parking spaces within part of the car park which was originally designed to serve non-residential development. The developer has advised that permit parking will continue to be offered to Vineyards residents and a number of retail leaseholders, under the terms of their lease, are entitled to a long stay parking space. This is however essentially a management issue, subject to the retention of 128 public parking spaces.

- 6.37 Vineyards residents advise that at present cycles can be stored within the toilet block and that this facility would be lost as a result of the new development which would replace the toilets building as public conveniences. The applicant has however agreed to provide cycle parking to serve the existing Vineyards within the basement and it is therefore proposed that this matter is addressed through planning condition 20.
- 6.38 The highway authority has no objection to the proposal on traffic generation or parking grounds, in that it meets their policy requirements.

Open space

- 6.39 Policy CPI2 seeks to protect and enhance recreational provision. DC39 requires open space to be enhanced where appropriate and DC40 requires all new development to provide a minimum of 52 square metres per dwelling of accessible local open space and 30 square metres per dwelling of strategic open space, unless a commuted sum is accepted. Additional contributions will be sought within the Chelmsford urban area. A commuted sum is more likely to be accepted in developments of single person accommodation or accommodation for the elderly.
- 6.40 The unfenced green space to the west of Marrable House is private land across which the owners (Rubicon) have allowed informal public access. This land in part, now forms part of the planning application site. The 2004 Planning Brief for the site stated in respect of this area, that public access should be secured as amenity space, preferably by transfer to local authority control, as part of any planning application through an obligation. The adjacent open space provides approximately 2850 square metres and this arrangement, given the nature of the accommodation, is acceptable as an alternative to a commuted sum.
- 6.41 The Design and Access Statement submitted with the current planning application acknowledges at Appendix I that this area is important on visual amenity grounds and the applicant has now agreed to some form of limited public access. The applicant would accept a condition to ensure that it would not be fenced and that the developer would maintain it. These matters are to be addressed in a s.106 were permission to be granted.

Health impact

- 6.42 Policy DC8 requires proposals for development of more than 50 units to be accompanied by a Health Impact Assessment, which will measure wider impact upon healthy living and the demands that are placed upon health services that provide facilities or services arising from the development.
- 6.43 The Design and Access Statement submitted with the application contains a page titled “Health Impact Assessment” which concludes that there would be likely to result in short term disturbance locally during the construction phase the scheme would bring considerable benefits to the local community in terms of social welfare, mental health welfare, affordable housing provision and to the visual environment.
- 6.44 The PCT has been consulted and their response is summarised in their consultation response. In brief they are requesting a contribution of £100,151 towards the capital and revenue impacts of the development through s.106 which has been agreed following negotiation with the applicant.

Sustainable development

- 6.45 In relation to sustainable development the applicant has carried out a *BREEAM Pre-Assessment Estimator* which advises that a “Very Good” score would be achieved. The applicant advises that all flats are designed to comply with *Lifetime Homes* standards for accessibility with all flats and circulation areas to be fully wheelchair accessible. The Design and Access Statement advises that measures are to be taken to reduce water demand and dual flush w.c.’s are specified. Renewable energy options are being considered and include potential provision of a biomass boiler, potential solar or photovoltaic panels on the roof of the Maldon Road block and installing a ground source heat pump using the ground underneath the green space.
- 6.46 Policy DC24 requires amongst other things for developments of five or more dwellings to incorporate renewable energy systems to provide at least 10% of the carbon emissions resulting from the development’s predicted energy requirements and achieve a BREEAM rating of “Very Good”.
- 6.47 It is proposed that these matters are addressed by condition 22.

Other matters

Public consultation

- 6.48 The Design and Access Statement advises that the proposed scheme is based on the 2004 Planning Brief for the site which was the subject of extensive consultation including a public meeting in the Millennium Centre on 7th May 2004.

Planning obligation

- 6.49 The Council has adopted a policy framework for requiring developers to either provide or contribute to the provision of infrastructure, services or facilities which become necessary by their developments. Policy CP4 of the core Strategy and the Development Control Policies Development Plan Document concern the creation of planning obligations to provide for infrastructure works, services or facilities that are made necessary by and are directly related to development.
- 6.50 In accordance with Circular 05/2005 *Planning Obligations*. Policy CP4 provides a framework of standard charges and formulae to help secure the essential infrastructure that is required for supporting the cumulative impact of development of the development being proposed within the borough. The adopted Planning Contributions SPD sets out the heads of terms and standardised charges and formulae for calculating developer contributions in lieu of their provision by the developer themselves.
- 6.51 By virtue of Statutory Instrument 2010 No. 948, a planning obligation may only constitute a reason for granting permission for the development if the obligation is:
- (a) necessary to make the proposal acceptable in planning terms
 - (b) directly related to the proposed development
 - (c) fairly and reasonably related in scale and kind to the development
- 6.52 Policy CP4 recognises in its third paragraph that the requirement to pay standard charges and/or standard formulae might be assessed and modified where appropriate. Further, at 3.5, amongst other things, it advises that the scope and scale of obligations will be re-assessed in circumstances such as – *The development of specialised residential development such as care homes, agricultural workers dwellings or rural exception housing...*The proposed development whilst not a care home has facilities to provide similar levels of care and, as in the case of rural exceptions housing, proposes 100% affordable tenure.
- 6.53 The occupiers of the development would be primarily the frail elderly who by their nature would place less demand on strategic sport and recreation provision, strategic sustainable transport provision and would not require any education infrastructure.
- 6.54 It is therefore proposed that the following matters should form part of a s.106 agreement.
- A contribution of £21,000 towards strategic water management measures
 - A contribution towards local transportation/highways enhancements as per the Planning Contributions SPD, or implementation of provision of a signalised pedestrian crossing of Maldon Road.

- A contribution of £100,151 for the provision of the increased health care services arising directly as a result of the development. £13,886 towards capital costs, payable within 3 months of commencement and £86,265 towards revenue costs, payment timings to be negotiated.
- A contribution of £7,500 towards local community youth facilities
- Enhancement of ramp and green area
- Provision of public toilets
- Provision of affordable housing at a minimum level of 35% of the total number of units
- Public art

7. CONCLUSION

- 7.1. There is no objection in principle to the demolition of Marrable House and its replacement with a building of similar height to the proposal and; no objection to a new three storeys building facing Maldon Road subject to the design being acceptable. The proposed use for extra care affordable flats would meet a recognised local need.
- 7.2. The application has been revised following the withdrawal of the previous scheme in December 2009. The architect has further articulated the elevations to break up the massing of the buildings. Greater clarity and vertical emphasis is given to the elevations, more subtle treatment to the linking bridge and the ends of the block and the treatment of the Causeway end. The block along Maldon Road is set back to retain existing trees and provide space for new planting and has been angled in part, to follow the street's building alignment. The enclosure of the street edge and screening of much of the car park is considered positive in its effect on the character and appearance of the conservation area. The contemporary architectural approach is supported. The resurfacing and landscaping of the car park and refurbishment of the ramp would result in significant enhancement of the conservation area.
- 7.3. Other issues such as car parking are considered to be acceptably addressed in the application. The s.106 would provide a proportionate package of planning gain. The development in its entirety will enhance the area and is acceptable in all respects.

CONSULTATIONS

Neighbours

23 letters of representation received.

1. Marrable House is out of keeping with the surrounding conservation area due to its scale, design and materials. It is not a good example of post war development. Its demolition presents an opportunity to replace it with a smaller scale development in keeping with the scale of historic buildings in the area. The current proposals fail to take advantage of this opportunity.

2. The Maldon Road block is out of proportion and character with the existing scale and character of dwellings on the opposite side of the road.
3. The proposed Maldon Road block could adversely affect the living conditions of properties opposite by reason of its height and proximity.
4. Concern is expressed about the loss of trees to facilitate the development and that retained trees should be safeguarded during construction work and protected thereafter.
5. The proposal would reduce the amount of green space currently accessible to the general public.
6. The overall number of parking spaces will be reduced as a result of the proposal, particularly in the north car park. There is also concern about the narrow lane widths. The result is likely to be greater demand for on street parking within the local area and potential access difficulties for emergency vehicles.
7. Concern is expressed on highway safety grounds about increased traffic likely to be generated by the development and its effect on the local highway network, both during construction and after.
8. The nature of the proposed accommodation – extra care for the elderly, will place increased pressure on local medical services. This does not appear to be adequately addressed in the application.
9. The urban location is considered inappropriate for elderly care accommodation as are the large scale buildings.
10. Alternative accommodation should be found for the youth club currently occupying part of the ground floor of Marrable House.
11. The provision of replacement toilets is generally welcomed but their location and delivery is subject to agreement.

Comments

1. The replacement of Marrable House with a building of improved design is would enhance the character and appearance of the conservation area.
2. The Maldon Road block is set back to retain trees and allow for new planting on the verge. The enclosure to the street edge and screening of the car park is considered to have a positive effect on the conservation area. It is considered to be in keeping with the scale of nearby development and of an acceptable design.
3. See report – “Effect on neighbouring property/living conditions.
4. See report – “Trees”.
5. See report – “Open space”.
6. See report –“Parking and Transportation”.
7. (As 6)
8. See report – “Health impact”, this will be addressed in the s.106.
9. Policy DC35 – Specialist Residential Accommodation specifies suitable locations for such development to include “within the main urban areas of Chelmsford ...” The site lies within the urban area of Chelmsford as defined in the Core Strategy within a neighbourhood centre providing a wide range of facilities. It is an ideal location for such development.
10. A contribution towards youth facilities is being sought through s.106.
11. The requirement to provide public toilets is proposed to be addressed through s.106.

Great Baddow Parish Council

1. Concern is raised about the loss of overall parking space. The supporting information with the planning application indicates that shoppers' parking will be increased from 155 to 163 spaces is questioned because these figures seem inaccurate. There is no mention in the application of existing permit holders. Provision of only 6 spaces to serve the new development is unrealistic. Questions are also raised concerning narrow lanes within the car park and whether the disabled spaces are undersized.
2. Concerns are expressed at the Fire Officer's comments that advise that the site does not meet access requirements for a fire appliance.
3. The provision of new public toilets is welcomed. This should be on the same level as the shops and the best location would appear to be adjacent to the public banking floor of Barclays Bank.
4. Both proposed buildings would be completely overscaled, out of proportion and out of keeping with the many historic buildings in Maldon Road and would be overbearing in relation to surrounding buildings. It is also considered that the proposed buildings would not be in keeping with the flats in the Vineyards complex.
5. The proposal would result in an increase in demand for medical services in the locality.
6. The developer's commitment to sustainable energy sources should be a conditional requirement of any consent.
7. Grey water or rainwater harvesting should be incorporated.
8. A condition should be imposed requiring that the green area remains open and accessible to the public.
9. If permission is granted a s.106 agreement should secure; a new pedestrian crossing of Maldon Road, a contribution towards the Great Baddow to Chelmsford cycle link and a contribution to the relocation of the youth drop in centre.

Comments

1. See report – "Parking and transportation". It is acknowledged that the supporting information submitted in the applicant's Design and Access Statement does not take into account existing retail permit parking within the south car park. The number of overall parking spaces available to the general public can however be secured by condition and the amount of permit parking provision within the remaining spaces is a management issue. The new development would be served by a total of 18 spaces taking into account basement parking which is considered to be acceptable. The highway authority raises no objection to the size of car park lanes and spaces.
2. This matter could be resolved by the provision of a rising main.
3. Noted. This would be secured by s.106.
4. See report "Effect on conservation area and listed buildings".
5. This is addressed in the s.106.
6. This matter is addressed by condition.
7. To follow.
8. This matter is proposed to be secured through s.106.
9. The new pedestrian crossing and a contribution towards youth facilities would be addressed in the s.106. It is considered given the nature of the development that there would not be a sufficient need arising from the development to warrant a contribution to the Chelmsford to Great Baddow cycle route.

Essex County Council Highway Authority

No objection subject to conditions to secure provision of a signalised crossing on Maldon Road in the vicinity of the Community Hall and the shopping parade, details to be agreed and; that the parking spaces in the basement should be in accordance with Essex County Council's adopted parking bay sizes (5.5mx2.9m).

The Highway Authority note that the parking provision for staff, residents and visitors accords with the parking standards and the parking arrangements in the north and south car parks will be reorganised but it is noted that the existing free public parking essentially remains unchanged.

Prior to any works taking place in the public highway the developer shall enter into an agreement with the highway authority under the Highways Act 1980 to regulate the construction of the highway works. All works should be to the satisfaction of the Area Highways Manager.

Comments

The crossing is proposed to be secured by s.106. The parking spaces in the basement would accord with adopted Chelmsford Borough Council Policy on bay sizes.

Other matters are addressed in informatives.

Environmental Services - Scientific Team

Please put on IO29 condition. The proposed development is within 200m of an in filled former gravel pit.

Comments

See condition 18

Inward Investment Economy and Growth

Whilst anxious not to lose commercial space, it is recognised that this particular property has been empty for a considerable length of time. The type of space available is not particularly desirable and better options do exist in the Chelmsford area.

The application is therefore supported.

Comments

Head of Parks, Leisure & Cultural Services

1. The appearance and scale of the Maldon Road block appears to have received further consideration and now offers a more satisfactory appearance.
2. It is understood that a sum of £7,500 is offered towards village based activities. These could be delivered through the Parish Council or through Leisure and Cultural Services.

3. Pleased to note existing green space and public access to be retained. Enhancements should be detailed at condition stage.

Comments

Noted.

Environment Agency

No objection subject to; conditions to address contamination from gases migrating from a nearby landfill site and sustainable construction and; informatives in relation to surface water management, best practice.

Comments

See conditions 18 and 22 and informative 5.

ECC Historic Environment Branch (Archaeology)

The Essex Historic Environment Record shows that the proposed development lies in an area of archaeological interest within the historic core and conservation area of the village of Great Baddow. The site lies at the northern end of the postulated extent of the medieval and post-medieval settlement. There is high potential for the proposed development to disturb or destroy medieval and post-medieval archaeological deposits.

A stream is known to have crossed the site flowing northwards towards the Chelmer. The original brick culvert was uncovered under the High Street when it was replaced with a concrete one. It is unclear whether the culverting of the stream has led to disturbance below the site or whether the original course and river deposits survive in places. Alluvial sediments often have the potential to preserve important palaeoenvironmental information within waterlogged deposits.

In view of this a full condition is recommended.

A brief outlining the level of investigation will be issued from this office on request and in this instance there will be a cost implication for the developer.

Comments

See condition 15

English Heritage

Consulted 28/04/10. No formal reply.

Comments

English Heritage were consulted during the design stage of the current application and indicated at that time (February 2010) that they would leave the final design, detailing and materials to the Council.

Strategic Housing Manager

There is an identified need within the Borough for additional extra care housing of the type proposed by the applicant. In accordance with policy DC35 – Specialist Housing, this type of housing should be located within defined settlements that can offer an appropriate range of support facilities and services both for residents and staff. Strategic Housing therefore supports the application but urges the applicant to work closely with a specialist provider and Essex County Council to make any refinements required to the proposal to ensure the delivery of a fit for purpose specialist housing scheme for older people.

Comments

The support of Strategic Housing is noted.

ECC Fire & Rescue Service

Observations made in relation to access, water, best practice in relation to demolition works and the need to comply with the Building Regulations.

The proposed car park access road that would run parallel to the proposed Gibbs House is of insufficient width to allow access by a fire appliance. This may need adjustment and the matter will be looked at in more detail at Building Regulations stage.

There is an existing water main within the site on which a fire hydrant is sited. It would appear from the drawing that this fitting may be affected by the proposed works. This fitting will therefore need to be relocated.

Comments

In relation to access it is understood that this matter can be overcome by the provision of a main close to the entrance to the proposed Maldon Road building.

An informative is attached at 8 requesting that the applicant contacts the Fire and Rescue Service in relation to water supplies for fire fighting.

Essex Adult Health & Community Wellbeing

ECC has identified the need for a range of housing options for older people in the County and extra care development would be one of these options. The need is identified in ECC's Homes for Older People Strategy. In principle the application is supported subject to it meeting a number of design requirements and assurances identified below.

A number of detailed comments are made as follows:

1. If the scheme is to be extra care, the main entrance should have a canopy covered drop off area large enough for ambulances to park under, to enable people to enter the building under cover. There should also be enough space to allow easy access for emergency vehicles at the entrance.
2. Greater numbers of staff than indicated (1 full time and 4 part time) would be expected.

3. The garden is very small for 60 units and concern is expressed that because it is beneath trees it could not be surfaced to provide easy access for the mobility impaired.
4. It is asked whether there is any dedicated car parking for the scheme.
5. Other comments made relate to the internal arrangement of the building.

Comments

1. There is no canopy, but there is sufficient space for an ambulance to drop off and pick up immediately adjacent to the site entrance. These are in any event operational management issues.
2. Noted.
3. Noted - The site is in a location adjacent to open space which could be accessed by the more mobile residents hence resulting in less pressure on the use of the private garden.
4. See report - Parking and Transportation.
5. These matters can be addressed at detailed design stage.

Anglian Water Services Ltd

No reply

Mid Essex PCT

The proposal would result in an increase in the number of elderly and other persons in need of care. The MEPCT would expect these capital and revenue funding impacts to be fully mitigated by way of a developer contribution secured through s.106. A Health Impact Assessment has been undertaken by the MEPCT. This concludes that a contribution of £13,886 be sought towards the capital cost of additional healthcare services and; a contribution of £86,265 towards the revenue costs. This results in a total contribution of £100,151.

Comments

This sum has been secured through the s.106 - see report.

CONSULTATION EXPIRY DATE

21st May 2010

RECOMMENDATION

Subject to an agreement, as indicated in the report presented to the Committee, being entered into pursuant to the Town and Country Planning Act 1990, the Director of Sustainable Communities be authorised to grant the application subject to the following conditions:-

- I A01
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- RI RA01
In order to comply with Section 91(1) of the Town and Country Planning Act 1990.

- 2 C03
No development shall take place until samples of the materials to be used in the construction of the development hereby permitted have been submitted to and approved by the local planning authority.
- R2 RC01X
In order to achieve satisfactory development of the site in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- 3 D02
No development shall take place until detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and any adjoining buildings have been submitted to and approved by the local planning authority.
- R3 RC05X
To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- 4
No development shall take place until large scale drawings have been submitted to and approved in writing by the local planning authority showing large scale details of the following:
(i) fenestration, including elevations, setback and sections
(ii) the roofs, showing roof features, parapets, rooftop plant, lift overruns and enclosures, flues and other structures
(iii) balconies
(iv) the pedestrian bridge link
(v) retaining walls
(vi) plant and meter boxes
(vii) external lighting and cctv
(viii) external flues and vents
- R4 RC01X
In order to achieve satisfactory development of the site in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- 5
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved unless the local planning authority gives its written consent to any variation. These details shall include; Levels; means of enclosure; car park barriers and gates; car parking layouts; other vehicle and cycle access and circulation areas; street furniture; refuse or other storage units, lighting and signs and proposed and existing functional services below ground.

R5 RB04X
To ensure that the development is satisfactorily landscaped in accordance with Policy CPI4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

6
No trees or hedges within the site, unless shown to be removed on the approved Andrew Colebrook Arboricultural Implications Drawing Reference ACAC/AMS/438/09/02, shall be felled, uprooted, disturbed or removed prior to commencement of development or within a period of five years following commencement of development unless the local planning authority gives its written consent to any variation.

R6 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

7
Soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers and densities where appropriate and an implementation programme.

R7 RB04X
To ensure that the development is satisfactorily landscaped in accordance with Policy CPI4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

8 G02
In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars ACAC/AMS/438/09/02, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of completion of the development:

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 (Tree Work)).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance within this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

- R8 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

- 9
Trees and hedges to be retained shall be protected by a barrier erected in accordance with BS 5837:2005 (to consist of metal scaffold poles and panels secured to the uprights) to a height of not less than 2.3 metres for the duration of the construction period. The fence shall be erected to the full extent of the canopy or the group of trees to be and shall be erected before commencement of any clearing, demolition or building operations. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fencing, nor shall any change in ground levels be made within the fenced area unless the local planning authority gives its written consent to any variation.

- R9 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

- I0 G04
No development shall take place until a schedule of any tree surgery and other works (including works to tree roots affected by the development) to be undertaken to any tree identified for retention has been submitted to and approved in writing by the local planning authority.

- R10 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

- I1 G05
A landscape management plan shall be submitted to and approved in writing by the local planning authority before any part of the landscaping works are begun. The landscape management plan shall include a plant schedule (including details of species, age, height, rootstock, number and spacing); details of timing of planting, plant staking and ties, plant protection, soil and planting pit specification, and a 5 year maintenance programme (including watering, mulching, weed control, pruning, hedge and grass cutting and plant feeding).

- R11 RB04X
To ensure that the development is satisfactorily landscaped in accordance with Policy CPI4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

- I2
Development shall take place in accordance with the Andrew Colebrook Arboricultural Method Statement and Scheme of Tree Protection Reference ACAC/AMS/438/09 unless the local planning authority gives its consent to any variation.
- R12 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- I3
No development shall take place until an arboricultural method statement is submitted in relation to the construction of the pedestrian ramp between the decked area and the private garden has been submitted to and approved in writing by the local planning authority. This should set out arrangements for the building operations and excavations within the root protection area under the canopy of the adjacent trees indicated for retention on the approved drawing ACAC/AMS/438/09/02.
- R13 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- I4
Prior to commencement of development a method statement for cleaning retained trees following demolition, along with a timetable for the cleaning to take place, shall be submitted to and approved in writing by the local planning authority.
- R14 RB05X
To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- I5 F01
No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority
- R15 RC07X
To ensure that adequate archaeological records can be made in respect of the site in accordance with Policy DC21 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- I6 E01
No development shall take place within the site until details of the facilities for the storage of refuse and recyclable materials have been submitted to and approved in writing by the local planning authority.

- R16 RC06
To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory.
- I7 E02
The development shall not be occupied until the facilities for the storage of refuse and recyclable materials have been provided in accordance with the approved details.
- R17 RC06
To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory.
- I8 D04
No development shall take place until a scheme to assess and deal with any contamination of the site has been submitted to and approved in writing by the local planning authority. The investigation of the site and scheme submitted should accord with the approach detailed in the publication "Land Affected By Contamination, Technical Guidance For Applicants And Developers", a copy of which is available to view on the Council's website at www.chelmsford.gov.uk/planning. Any remediation of the site found necessary shall be carried out, and a Validation Report to that effect submitted to the authority for written approval prior to any occupation of the development.
- R18 RIIIX
To ensure the development does not give rise to problems of pollution or contamination in accordance with Policies DC26 and DC29 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- I9
Unless as otherwise may be agreed in writing by the local planning authority the development shall provide:
(i) No less than 128 publicly available car parking spaces and for that number of spaces to be available for use between the hours of 8-00am and 5-30pm
(ii) 6 staff and visitor parking spaces to serve the extra care development as indicated on the approved plan number I187-S5-03C
(iii) 12 residents' parking spaces within the basement to serve the new development as indicated on the approved plan number I187-S5-03C. These parking spaces shall be available for use before the buildings hereby permitted are occupied and shall be permanently retained and not thereafter be used for any purpose other than the parking of motor vehicles ancillary to the use of the buildings.
- R19 RG0IX
To ensure that suitable parking facilities are available to serve the development in a manner which accords with the requirements of Policy DC7 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

- 20 H13
The bicycle parking facilities shall be provided in accordance with the approved details prior to occupation of any part of the development they are intended to serve.
- R20 RG04X
To ensure the suitable provision of facilities for cyclists in accordance with Policy CP8 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- 21
No external fume extraction equipment, vents, air conditioning plant, pipework, antennae, or aerials shall be erected on the external face or roofs of the development hereby approved unless details have been previously submitted to and approved in writing by the local planning authority.
- R21 RC01X
In order to achieve satisfactory development of the site in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.
- 22 M02
Unless otherwise agreed in writing by the Local Planning Authority :
a) the development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor);
b) no development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority;
c) prior to the first occupation of the dwellings, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.
- R22 S01
In order to meet the Council's sustainability objectives.
- 23
With the exception of members of staff the premises shall only be used by persons above the age of 55 years and their partners who are no younger than 50 years old, unless the local planning authority gives its written consent to any variation.
- R23
The occupation of the premises by younger persons could result in inadequate car parking provision to serve the development.
- 24
Unless as otherwise may be agreed in writing by the local planning authority the trees proposed within the car park shall use a subsurface, integrated tree and stormwater system.

R24

To ensure the development is satisfactorily landscaped in accordance with Policy CPI4 with Policy CPI4 of the Adopted core Strategy and Development Control Policies Development Plan Document.

Reason(s) for this Recommendation

I

The proposed use as extra care affordable flats meets an acceptable need and the neighbourhood centre location is considered to be ideal for such a development. There is no objection in principle to the demolition of Marrable House and its replacement with a building of similar height and no objection to a new three storey building fronting Maldon Road subject to the design of the buildings being acceptable. The application has been revised following the withdrawal of the previous scheme in December 2009. Elevations have been further articulated to break up the massing of the buildings. Greater clarity and vertical emphasis has been incorporated into the design along with more subtle treatment of the glazed bridge link between the buildings. The block along Maldon Road is set back to retain existing trees and provide space for new planting and has been angled in part, to follow the street's building alignment. The enclosure of the street edge and the screening of much of the car park is considered positive in its effect on the character and appearance of the conservation area. The resurfacing and landscaping of the car park and the refurbishment of the pedestrian ramp would result in significant enhancement. Other issues such as car parking are acceptably addressed in the application. A reasonable s.106 package would be secured. The points raised in objections have been assessed. However the proposal demonstrates reasonable compliance with the development plan and is considered to be acceptable. All other matters which were drawn to the Council's attention have been taken into account, but nothing of sufficient weight was found to override the factors that led to this decision.

Informative(s)

I

II
To ensure that the construction of the approved development will cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours as set out by the Council's Environmental Health Service. They recommend that noisy work should be limited to 8 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturdays. Light work is acceptable (beyond the hours set out above) between 7 and 8 am and 6 and 7 pm on Mondays to Fridays. At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site. Please note that in some circumstances further restrictions may be necessary. For more information, please contact Environmental Services Customer Support on 01245 606800. Information is also available on the Council's website at www.chelmsford.gov.uk under Environment/Environmental Health/Noise.

- 2 18
The proposed demolition in the scheme should not be carried out until you have given notice in writing to the Chelmsford Borough Council (Building Control Manager) of your intention to do so pursuant to Section 80 of the Building Act 1984. The notice should be accompanied by a block plan (e.g. 1/1250) clearly identifying the building(s) to be demolished.
- 3 19
The Highway Authority must be contacted regarding the details of any works affecting the existing highway. Contact details are: Area Highway Manager, Mid Area Highways & Transportation, Essex County Council, 2 New Dukes Way, Chelmsford CM2 6PS (tel: 01245 240000).
- 4 20
The new street and its junction and/ or connection with the existing highway should be formed to the requirements and satisfaction of the Highway Authority. Attention in this respect is drawn to Section 184 of the Highways Act 1980. Contact details are: Area Highway Manager, Mid Area Highways & Transportation, Essex County Council, 2 New Dukes Way, Chelmsford CM2 6PS (tel: 01245 240000).
- 5 24
Your attention is drawn to the attached letter from the Environment Agency.
- 6 29
You are reminded that this permission is also subject to a legal agreement, and that the terms of this agreement must be complied with.
- 7 7
The Access Officer, Chelmsford Borough Council, should be contacted on 01245 606328 for specific requirements to meet the needs of disabled people which are relevant to the proposal hereby approved.
- 8 U09619
You are requested to contact Essex County Council Fire and Rescue to ensure that their requirements relating to access, water supplies for fire fighting and their particular requirements in relation to demolition are met.
- 9 U09620
You are requested to contact Anglian Water to ensure that all their requirements in relation to development of the site are met.
- 10 U09621
You are requested to contact Essex County Council Adult Social Care to discuss their detailed design requirements in relation to the development.

Background Papers

Case File
