

QUESTIONS AND STATEMENTS FROM THE PUBLIC

TO THE PLANNING COMMITTEE ON 4th July 2023

Item 6 – 23/00525/FUL – Land Between Peartree Cottage and Daffodil Cottage, North East of Pondsides Nursery, Braintree Road, Little Waltham, Chelmsford

Question from Mr P

The Planning Officer didn't make an internal site visit, so they wouldn't have seen the large amount of unrestricted outside storage relating to a landscape contractors' yard, including building materials, which should have been considered when comparing the size, scale, spread and visual impact of the new dwelling – as was done when determining the neighbouring property of Daffodil Cottage.

I also have written evidence that Development Management stated that there was nothing special about the neighbouring property that has Intrinsic Character and Beauty - so why is it an issue for this application? Surely the large roundabout approved 100m from the site as part of the CNEB, will have a much greater impact on the character of the area than one new dwelling?

The buses at Chatham Green run half hourly, so residents would NOT need to rely on car journeys. This is NOT a limited bus service as referred to in the Officer's recommendation.

The Officer also makes no mention of the recently commissioned report for the new local plan, carried out by Essex Highways, which proved that Chatham Green is a very sustainable location.

Regarding Highways, the NPPF states that development should only be prevented if the impact would be severe.

A recently built new access for mineral extraction, allowing 100 more HGV lorries daily, is now in place on this same road.

Whilst I understand the importance of Highways' role in this process, it is hard as a member of the public to understand why an access for 100 lorry movements is acceptable yet an access for 2-6 car movements isn't - even balancing the economic benefits. In addition, there have been no accidents outside this and neighbouring properties to substantiate Highways concerns.

Furthermore, we cannot understand why Highways recommendation is based on a commercial access - where they refer to lorries using the site - as surely a residential use for cars would be much less severe? We would ask if this can be re-assessed please, in light of this factual error.

No consideration on any part of the application was given to the impact of the new Chelmsford North East Bypass, which Members will know, has been approved and even though not implemented – should in planning law, be considered a material planning consideration.

The whole site is Brownfield, including its curtilage, and there is also an existing lawful double gateway for pedestrian access and loading purposes onto the A131.

For all the above issues I would ask that the recommendation of refusal be reconsidered.

Item 7 - 23/00116/FUL – Land Rear of 17 to 37 Beachs Drive, Chelmsford

Question from Mr F

Thank you. My name is xxxx, I am agent for the application speaking on behalf of SJT Developments.

As you will be aware this is a brownfield site, almost entirely covered by existing concrete hardstanding and other buildings. It is perhaps one of the clearest examples of a Previously Developed Site within the urban area of Chelmsford , that can provide for both market and affordable homes to help meet the housing needs of the community.

The site has a history of industrial uses, but is located in a residential area, and is therefore better suited to a residential use. Indeed, the site is allocated in your adopted Local Plan on that basis.

In seeking to bring forward the site there have been constraints to overcome, including flood risk which has influenced the design, transport and urban design considerations. There are no objections from the LLFA, there is no objection from the EA, there is no objection from the highway authority, and following changes made to the design, the scheme is supported by your officers.

The submitted site sections show the change in level between the site and surrounding area including that the proposed houses will be lower in height that the existing properties on Beaches Drive and on Windley Tye.

The proposals allow for section 106 contributions including improvements to the public right of way to the south of the site. The affordable housing provided is in line with council's requirements and includes larger affordable units. The contemporary design of properties allows for a high level of energy efficiency and sustainability.

I would request you support your officers recommendations and grant planning permission. Thank you.