



**Planning Committee**  
**24<sup>th</sup> March 2026**

<b>Application No</b>	:	25/01563/FUL Full Application
<b>Location</b>	:	Twitty Grange Twitty Fee Danbury Chelmsford Essex CM3 4PG
<b>Proposal</b>	:	<b>Change of use from retail members only club (Sui Generis) to flexible employment use (use class E[g][iii], B2, B8).</b>
<b>Applicant</b>	:	Mr Ryan Parsons Yewdale Investments
<b>Agent</b>	:	Mr Andrew Beard
<b>Date Valid</b>	:	10th December 2025

Appendices:

Appendix 1      Drawings  
Appendix 2      Consultations

## 1. Executive summary

- 1.1. This application is referred to planning committee at the request of a local ward member due to concerns about: intensification of the use; harm to the character of the rural area and the protected lane; insufficient weight placed on the Danbury Neighbourhood Plan dark skies policy; insufficient planning balance placed on consultees, past enforcement records and complaints of retrospective elements within the application.
- 1.2. The application is to change the use of a building from a private retail members club which is sui generis, to a flexible use class of B2, B8 and E(g)(iii).
  - Use Class B2 is the carrying on of an industrial process
  - Use Class B8 is for the use as storage or as a distribution centre.
  - Use Class E(g)(iii) is for any industrial process which can be carried out in any residential area without detriment to the amenity of that area.
- 1.3. The site is located within open countryside in the Rural Area. It is approximately 300m northeast of the defined settlement of Danbury on the corner of Twitty Fee to the east and Hopping Jacks Lane to the north. It is surrounded by a 2m security fence and, to a large part, native hedgerow. It is accessed via a powered sliding gate from Twitty Fee.
- 1.4. The building on the site is set back approximately 27m from the road. It was originally constructed in or around 2009 as an agricultural building. In 2022 it received permission for Use Class B8 which is for storage and distribution. In the same year it received permission to change to a private retail members club, a sui generis use and it currently remains in this use.
- 1.5. Twitty Fee is a protected lane within the Rural Area. There are two Grade II listed buildings within the vicinity, 200m to the northeast is Brocks Farmhouse and 300m to the southeast Garlands Farmhouse. The closest neighbouring dwelling is 200m from the site.
- 1.6. No external changes are proposed to the building. The effect of the proposed uses would have no greater impact on the significance of the protected lane or the listed buildings than the previous commercial uses. Furthermore, the proposed uses would not adversely affect the intrinsic character and beauty of the Rural Area.
- 1.7. Due to distance, the uses will not adversely affect the neighbouring amenities of the nearest dwellings.
- 1.8. The proposed uses are unlikely to generate an unacceptable level of traffic to the site to affect dwellinghouses along the lane. It is also considered that due to the limited size of the building and site it would not give rise to an increase in traffic such as to have a significantly adverse effect on the character of the lane.
- 1.9. The proposed uses comply with the objectives of Chelmsford Local Plan and the Danbury Neighbourhood Plan taken as a whole and approval is recommended subject to conditions.

## 2. Description of site

- 2.1. The application site is in open countryside within the Rural Area approximately 300m northeast of the defined settlement of Danbury. It is sited on a junction facing Twitty Fee to the east and Hopping Jacks Lane to the north. Twitty Fee is a protected lane and therefore a non-designated heritage asset.
- 2.2. Set back approximately 27m from the road frontage the site contains a former agricultural building with approximate dimensions of 18m x 18m and a shallow pitched roof with an eaves height of 6m. It is finished in dark grey plastic-coated cladding with a corrugated sheet roof. The front elevation incorporates two glazed openings each with approximate dimensions of 6m x 6m.
- 2.3. The site is surrounded by an existing 2m perimeter security fence and, to a large part, native hedgerow. It is accessed by a powered sliding gate from Twitty Fee and has existing parking to the front of the building.
- 2.4. The area is characterised by open fields with sparse development surrounding the site. Twitty Fee and Runsell Lane in the vicinity of the site are typically bordered by hedgerows on either side, which provide a strong sense of vegetation and enclosure. An irregularly shaped area of woodland lies to the northeast of the site on the opposite side of Twitty Fee. There is a dwelling at the junction of Runsell Lane and Twitty Fee to the south of the site approximately 200m distant. To the north along Twitty Fee is another dwelling approximately 200m from the site and further along the lane, the Brooks Bros Timber Yard.

## 3. Details of the proposal

- 3.1. The proposal seeks approval for a change of use from a retail private members club to a flexible planning permission for the following Use Classes:
  - B2 – General Industrial
  - B8 – Storage and Distribution
  - E(g)(iii) – Industrial processes in residential locations
- 3.2. The grant of a flexible planning permission would enable the use of a building for any of the uses indicated. It would mean that the applicant could choose any one of the approved uses and it would not be necessary to obtain a further grant of planning consent to change between the uses at a later stage.
- 3.3. There would be no changes to the external appearance of the building or the surrounding environs of the site. Amended plans submitted during the lifetime of the application have clarified that there are currently no roller shutter doors fitted to the building and none are proposed as part of the current application.

## 4. Other relevant applications

- 4.1. 22/01247/CUPAR – Prior Approval Required - Approved 5th September 2022  
Determination as to whether the prior approval of the local planning authority is required for the proposed change of use from agricultural buildings to (Class B8) storage and distribution with ancillary office
- 4.2. 22/02109/FUL - Approved 9th March 2023  
Change of use from existing warehouse (Use Class B8) to retail members club (sui generis).
- 4.3. The above application included the installation of the frontage glazing. The submitted plans indicated roller shutter doors from the original design of the building retained. The roller shutter doors were removed during implementation of the development.
- 4.4. 24/00117/FUL – Approved 26 March 2024  
Single storey side extension.

## 5. Summary of consultations

- Public Health & Protection Services – no comments
  - Essex County Council Highways – the proposal is acceptable to the Highway Authority
  - Danbury Parish Council – object – summarised below:
    - Insufficient information regarding the intended use
    - Highway safety concerns
    - Detrimental effect on the intrinsic beauty and rural character of the area and protected lane in terms of operational use and external storage
    - Noise/light pollution impacting on the amenity of nearby properties
    - Operational hours
    - Roller shutters on plans have not been installed
    - No wider benefit for the community has been given
    - Contrary to claim there are trees along the boundary of the site
    - Request for conditions regarding parking, access for delivery vehicles, operating hours, external lighting and to mitigate impact of pollution including noise arising from industrial processes
  - Local residents – One objection – summarised below:
    - Concern regarding parking
    - Concern regarding highway safety
    - Concern regarding existing trees and hedges
    - Concern regarding sewage and waste storage
- 5.1. In summary the local resident’s representation objects on the grounds of inaccuracies in the application form and Planning Statement, noting existing parking, nearby trees, and previous drainage and waste provisions not acknowledged. They refer to the planning history, including the Retail Members Club approval, where ECC Highways initially raised significant concerns about intensification and imposed detailed controls on parking, servicing and vehicle numbers. They consider the current proposal to broaden the use to B2/E(g)(iii) to risk increased traffic on a single-track protected lane, contrary to Danbury Neighbourhood Plan Policies DNP15 and

DNP16, and argue that no evidence has been provided to demonstrate there would be no material increase in traffic or harm to the character or safety of the protected lane. They also question the need for the development given the recent approval of a large employment site near the A12 (see also Appendix 2).

## 6. Planning considerations

### *Main Issues*

#### *Development plan policies*

- 6.1. The main issues are whether the proposed change of use would meet the requirements of Part C of Policy DM10 of the Chelmsford Local Plan (CLP). Whether the wider range of uses being proposed would have any greater impact on the protected lane than the existing use (DM14) and whether the proposed uses would be materially harmful to nearby residential property (DM29).
- 6.2. The main relevant CLP policies for consideration are S1 – Spatial Principles which amongst other things seeks to optimise the use of previously developed land and respect the character and appearance of landscapes. Policy S3 concerns conserving and enhancing the historic environment. Delivering economic growth is addressed broadly in Policy S8. Policy S11 – The Role of the Countryside seeks to carefully balance the requirement for new development within the countryside to meet identified development needs and to support rural communities. It also recognises the intrinsic character and beauty of the Rural Area where development will be permitted where it would not adversely impact on its identified character and beauty. Changes of use within the Rural Area (Policy DM10) lists criteria which the development must meet for permission to be granted. Designated heritage assets are protected at Policy DM13 and Policy DM14 seeks to retain the significance of non-designated heritage assets. Policy DM29 seeks to protect living and working environments.
- 6.3. The Danbury Neighbourhood Plan (DNP) was made (or adopted) on 20 December 2024. As such it forms part of the statutory development plan for the area. The following policies are of relevance to this application.
- 6.4. DNP10: Light Pollution and Night Skies require lighting schemes to protect the night sky from light pollution from external lighting and protect residents and areas of ecological value from any lighting scheme. DNP15; New Employment Development supports new businesses subject to and amongst other things safeguarding highway safety and their effect on the character and appearance of the area. Protected lanes are addressed in DNP16. This policy largely reflects the objectives of CLP Policy DM14.

#### *Principle of development*

- 6.5. Policy DM10 of the CLP states that planning permission will be granted for the change of use of buildings in the Rural Area where:
- 6.6. *i. The building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction*

The building was constructed in or around 2009 to be used for agricultural purposes. It appears to be in good condition, is of permanent and substantial construction and no external works are indicated to convert the building.

- 6.7. *ii. The building is in keeping with its surroundings and any alterations or extensions do not harm its original character*

The building appears typical of a modern agricultural barn except for the part glazed frontage. The application drawings do not indicate material changes to the design or external appearance of the existing building. The proposed change of use would not alter the building's character.

- 6.8. *iii. It does not adversely impact upon the identified intrinsic character, appearance and beauty of the Rural Area.*

The use of the building would be changed from a retail members club to a flexible use of general or light industrial or storage and distribution. The size of the unit would not be increased, neither would the parking area. The mature boundary vegetation would remain. The existing building does not include roller shutter doors. These were at one time fitted but were removed prior to submission of the current application. The proposal does not include their reinstallation. It is acknowledged that there would be some light spill through the glazing, which would be most apparent during winter months when daylight hours are shorter. This would not be to an unacceptable degree. The building as it is, does not have an adverse impact on the identified intrinsic character, appearance and beauty of the Rural Area. The new uses would be unlikely to result in any material change to the character or appearance of the area. (See also Heritage section below).

A condition has been imposed to ensure there would be no external storage within the site to protect the intrinsic character and beauty of the Rural Area.

- 6.9. *iv. The building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.*

The building was constructed as an agricultural building over ten years ago and has already changed use.

The proposal, therefore, complies with Policy DM10 of the Local Plan and DNP15 of the DNP.

#### *Heritage*

- 6.10. Twitty Fee is a protected lane, non-designated heritage asset. Policy DM14 – Non-Designated Heritage Assets and Policy DNP16 of the DNP - Protected Lanes seek to retain their significance. Approximately 200m to the northeast lies Brocks Farmhouse and 300m to the southeast Garlands Farmhouse, both are Grade II listed and are protected by Policy DM13 – Designated Heritage Assets.

- 6.11. The lane is single track and has established hedgerow on either side. It is visually pleasing and has historic integrity and habitat value. There is limited evidence of damage to verges. No trees or sections of hedgerow within the protected lane are proposed for removal. The use of the site would be limited by its size and the type of use proposed so trip generation from the proposal is estimated to be quite low in overall terms. As such the proposal would be unlikely to increase

traffic levels to the extent that this would cause a significantly adverse effect on the character of the lane through damage to verges and suchlike.

- 6.12. The glazing to the front elevation of the property would result in some light spill, however, this does not detract from the protected status of the lane.
- 6.13. The proposed range of uses would be unlikely to result in a materially greater effect on the significance of the protected lane, or the listed buildings, than the previous commercial uses in terms of light pollution (see also below) and traffic. A condition has been imposed to prevent external storage.
- 6.14. As such the proposal would comply with CLP Policies DM13 and DM14 and Policy DNP16 of the DNP.

#### *Lighting*

- 6.15. The proposal does not include additional lighting or external lighting. To protect the rural nature of the area and in line with Policy DNP10 of the DNP – Light Pollution and Night Skies, a condition has been recommended to ensure that any additional external lighting would require the submission of details to be first agreed formally in writing by the local planning authority. It is accepted that the glazed screen to the front of the development would result in some light spill. This would be from within the building rather than external lighting. The effect on light spill would be minimal. As such the proposal would comply with Policy DNP10 of the DNP.

#### *Neighbouring amenity*

- 6.16. Due to its size, approximately 312sqm internal floor area in total and the nature of the uses, it is considered that the proposed uses would not generate an unacceptable level of traffic along the rural lane in comparison to the existing use. Adequate off street car parking would be provided. The highway authority has been consulted on the application and raises no objection.
- 6.17. It is acknowledged that the glazed screen to the front of the development would result in some light spill. However, there are no properties or other development within the vicinity that would be materially harmed as a result.
- 6.18. The distance between the site and the nearest residential dwellings are such that noise is not likely to be an issue, particularly given the nature of the proposed uses. However, conditions are proposed regarding the hours of use for the building and restricting delivery times.

#### *Other material considerations*

- 6.19. Paragraph 6 of the National Planning Policy Framework (NPPF) seeks to build a strong and competitive economy. It advises at paragraph 85 that “*planning decisions should help create the conditions in which businesses can invest, expand and adapt*”. Economic growth in rural areas is referred to in paragraph 88 where it states that planning decision should enable, *a) the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings*”.
- 6.20. The proposal would meet these objectives.

- 6.21. In addition, Policy DNP15 of the DNP – New Employment Development, supports proposals that provide new employment opportunities where they *“do not result in an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe”*
- 6.22. The Local Highway Authority find the proposal acceptable and have not highlighted any impacts on highway safety. In addition, as stated above, the traffic generated by the proposal would not be unacceptable in comparison to the existing use. It would not have a severe cumulative impact on the road network

### **Other Matters**

- 6.23. Concern has been raised regarding the existing vegetation around the site. Policy DNP16 of the DNP states that development proposals will be supported where it can be demonstrated that the proposal will not detrimentally affect the character and setting of a Protected Lane through changes to trees, hedgerows, banks, ditches or verges. No changes are proposed that would affect the current boundary treatment or any trees and hedges near to the site.
- 6.24. Concern was also raised about the sewage generated at the site. The development is already in situ and the means to deal with sewage at the site is already in place.

### **Conclusion/Planning balance**

- 6.25. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration.
- 6.26. The proposal is for the change of use of an existing former agricultural building that since it was no longer needed for agriculture has accommodated commercial uses. The proposal to use the premises for industrial and commercial uses would comply with the criteria of Policy DM10 (Change of Use (Land and Buildings...)) and heritage policies relating to listed buildings and the protected lane (DM13 and DM14). The proposed development is also supported by NPPF policy which recognises the need to enable the sustainable growth and expansion of all types of rural businesses.
- 6.27. Given the reasonable distance between the building and neighbouring property and the limitations on the uses imposed by its modest floor area the proposed uses are unlikely to result in any material harms to nearby residential amenity. Any changes in traffic resulting from the proposed uses are unlikely to be so materially different from the existing lawful use to cause unacceptable harm to highway safety or the road network.
- 6.28. This application would not harm neighbouring occupiers or the character and appearance of the area. It complies with Policies within the Local Plan (see above) and the DNP and would meet the NPPF objective of encouraging sustainable economic growth in the rural area.
- 6.29. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable and in accordance with the adopted Local Plan Policies.

## **7. Community Infrastructure Levy (CIL)**

7.1. This application is not CIL liable

## **RECOMMENDATION**

**The Application be APPROVED subject to the following conditions:-**

### **Condition 1**

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Condition 2**

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

### **Condition 3**

Prior to their installation details of any change of external lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall then be installed in accordance with the approved details.

Reason:

To ensure that the development would not result in unacceptable light pollution within the rural area in accordance with Policy DM10 of the Chelmsford Local Plan.

### **Condition 4**

The existing hardstanding shown on approved plan 296-20/A, shall be kept available at all times for the parking and turning of vehicles.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DM27 of the Chelmsford Local Plan.

### **Condition 5**

Deliveries shall be taken at or despatched from the site only between 0800 – 1800 on Monday to Friday and not at any time on Saturdays, Sundays or on Bank or Public Holidays.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

### **Condition 6**

No external storage shall take place within the application site outlined in red on the approved Site Location Plan PP-14461459v1.

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Reason:

In the interests of the visual amenities of the area in accordance with Policy DM10 and DM23 of the Chelmsford Local Plan.

**Condition 7**

Machinery shall be operated and processes shall be carried out at the site only between 0800 – 1800 on Monday to Friday, 0800 – 1300 on Saturday and not at any time on Sundays or on Bank or Public Holidays.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings in accordance with Policy DM29 of the Chelmsford Local Plan.

**Condition 8**

Prior to their installation, details of the facilities for the storage of refuse and recyclable materials shall be submitted to and approved in writing by the local planning authority. 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.

Reason:

To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory in accordance with Policy DM23 of the Chelmsford Local Plan.

**Condition 9**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the premises shall be used solely for purposes within B2 or B8 or Class E(g)(iii) and for no other use within Class E or permitted change from B8 without the grant of an additional planning permission by the local planning authority.

Reason:

In the interests of protecting the character and appearance of the locality, highway safety, local amenity and ensuring the impact of other Class E uses or any potential permitted changes of use from B8 are properly assessed in accordance with Policy DM13, DM14, DM23 and DM29 of the Chelmsford Local Plan.

**Notes to Applicant**

- 1 The Council's Public Health and Protection Services team should be contacted with regard to the need for any new or varied Licences or Permits that may be required under the Licensing Act 2003.
- 2 The applicant is advised that new signage for the proposed development may need advertisement consent

**Positive and Proactive Statement**

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

**Background Papers**

Case File

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**Appendix 1 – Drawing No(s)**

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**Plans to be listed on any Decision Notice:**

Site Location Plan  
296-25/B  
296-20/B

**Appendix 2 – Consultations**

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**Public Health & Protection Services**

Comments
12.12.2025 - No PH&PS comments with regard to this application

**Essex County Council Highways**

Comments
24.12.2025 - Your Ref: 25/01563/FUL  Our Ref: CO/EGD/SD/RM/CHL/25/1563/52393  Date:- 24th December 2025  The site benefits from historical commercial use. From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority as it is not contrary to the following Development Management policies: -  A) Safety Policy DM1 ' DM7 of the Highway Authority's Development Management Policies and NPPF 2024.  B) Accessibility Policy DM9 and DM11 of the Highway Authority's Development Management Policies and NPPF 2024.

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C) Efficiency/Capacity Policy DM1 ' DM6 of the Highway Authority's Development Management Policies and NPPF 2024.

D) Road Hierarchy Policy DM2 - DM5 of the Highway Authority's Development Management Policies and NPPF 2024.

E) Parking Standards Policy DM8 of the Highway Authority's Development Management Policies which refers to the Parking Standards.

## Danbury Parish Council

Comments
<p>14.01.2026 - The Parish Council strongly objects to this application for the following reasons:</p> <ol style="list-style-type: none"><li>1. The application is premature as it provides insufficient information about the intended use and therefore, it is not possible to adequately assess the extent and impact:<ol style="list-style-type: none"><li>a. of the vehicular use on Twitty Fee which is a rural, narrow, protected lane, provision of staff/customer parking and access for delivery vehicles. Being a narrow, single track carriageway, Twitty Fee is not suitable for on road parking, or traffic queuing to access the site. Hopping Jacks Lane is not suitable for vehicular access, particularly HGVs, by way of its narrowness.</li><li>b. of any external storage or operational use on the intrinsic beauty and rural character of the area and protected lane.</li><li>c. of any noise/light pollution arising from activities on site. Whilst there are no immediate neighbours, the openness of the landscape in this location may result in light pollution impacting on the amenity of nearby properties.</li><li>d. operational hours.</li></ol></li><li>2. The roller shutters shown in the plans have not been installed leading to potential light pollution at night.</li><li>3. No local or wider benefit for the community has been demonstrated. Neither has a need for additional employment space, particularly in light of approval being given for application 24/01768/OUT at the A414 junction with the A12.</li><li>4. The planning statement states that there are no adjacent trees, however this is incorrect as there are trees along the boundary of the site with Dial Common (along Hopping Jacks Lane.)</li><li>5. The Parish Council refers officers to the recent planning history of the site and issues raised.</li><li>6. If officers are minded to grant planning permission and/or the site reverts to B8 use, then the existing conditions for the site should be retained, particularly in respect of highways, parking, access for delivery</li></ol>

vehicles, operating hours and external lighting.

A condition should also be included to ensure the installation of the roller shutters shown in the plans and to ensure that the impact of light pollution from internal lighting is kept to a minimum. This is to ensure compliance with Danbury Neighbourhood Plan Policies DNP10, 15 and 16

7. Please could conditions also be included to reduce the impact of any possible noise pollution or pollution arising from industrial processes.

## Local Residents

### Comments

Representation received. Objects. Summarised below.

- The application form states *no* existing parking, *no* adjacent trees/hedges, *unknown* foul drainage arrangements and *no* waste/recycling storage.
  - Parking already exists on site and is controlled through an Essex County Council (ECC) Highways condition and a Car Park Service Management Plan.
  - The site is flanked by trees on Hopping Jacks Lane/Dial Corner on designated common land.
  - The previous use included staff facilities and waste storage.
- The Planning Statement refers to “changing back” to B2/B8 use, but there has never been approval for Class E(g)(iii) or B2 uses on the site.
- The building was originally agricultural, later converted under 22/01247/CUPAR to B8 storage with ancillary office and staff use.
- Application 22/02109/FUL (Retail Members Club, Sui Generis) was subsequently approved.
  - ECC Highways initially recommended refusal due to insufficient evidence on traffic generation and risk of displaced parking on narrow rural lanes.
  - Following clarification (including limiting membership to 75 households, increasing parking to 8 spaces, and providing a Car Park Service Management Plan), ECC Highways withdrew its objection subject to conditions controlling vehicle numbers, parking, servicing, and delivery arrangements.
  - The plan also limited van deliveries to two per day.
- ECC’s original concerns about intensification of traffic on narrow lanes were significant and

considers these relevant to the current application.

- The site is accessed via a single-track protected lane used by walkers, cyclists and horse riders.
- ECC's current position does not appear to account for:
  - Previous specific controls imposed on the Retail Members Club use.
  - ECC's own definition of "intensification" (increase in number/type of movements or change in traffic pattern).
  - Previous advice received during the Neighbourhood Plan process that development generating additional traffic on these lanes should be avoided.
- Although the Planning Statement indicates no external alterations, the front façade has been changed and roller shutter doors removed.
- They report that the Council advised that reinstatement could not be required as no condition controlled this element.
- The submitted Planning Statement omits reference to the Danbury Neighbourhood Plan (adopted December 2024).
- Relevant policies highlighted:
  - DNP15: Support for employment uses only where they do not result in unacceptable highway safety impacts or severe cumulative transport effects.
  - DNP16:
    - Development on Protected Lanes must not harm their character or cause a material increase in traffic with adverse effects.
    - Pedestrian safety must be considered.

The proposal would be contrary to these policies as no evidence has been provided to demonstrate that traffic levels would not materially increase or harm the character or safety of the protected lane.

- The recent appeal decision (ref. 24/01769/OUT) granting a large commercial scheme adjacent to the A12, arguing this reduces any need for additional B2/B8/E(g)(iii) floorspace in this sensitive rural location.
- The proposal seeks additional use classes (E(g)(iii) and B2).
  - These uses typically generate more and different types of traffic than B8 use.
  - Approving broader use classes without a known occupier prevents assessment of specific impacts.
  - Any intensification should require a full planning assessment including detailed highways, noise and environmental analysis.

# Location Plan

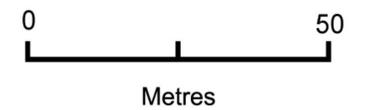
Site Address: Twitty Grange, Twitty Fee, Danbury, Chelmsford, CM3 4PG

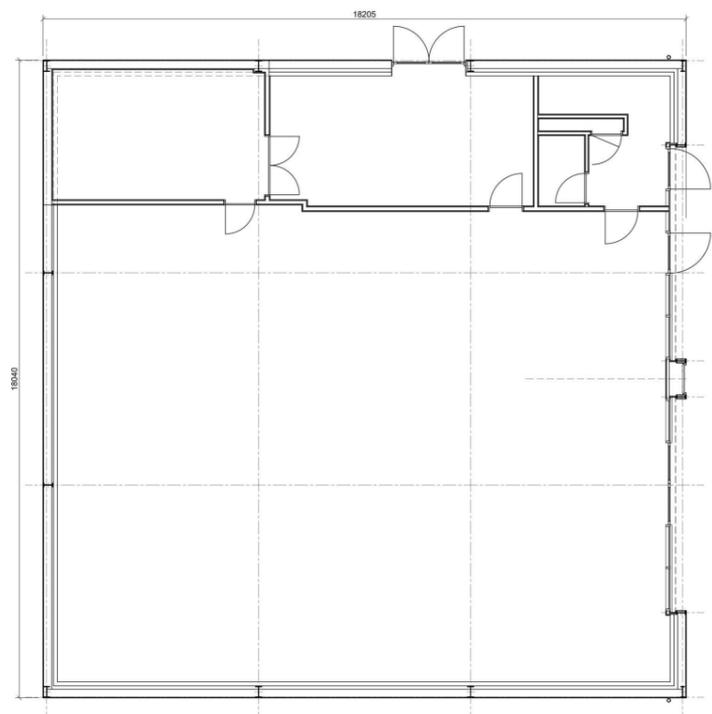
Date Produced: 05-Nov-2025

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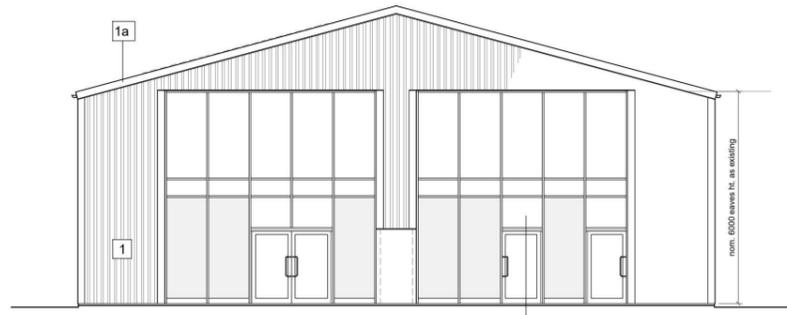
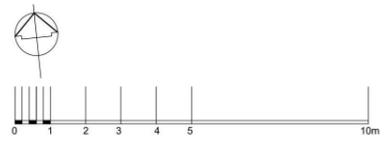


Planning Portal Reference: PP-14461459v1



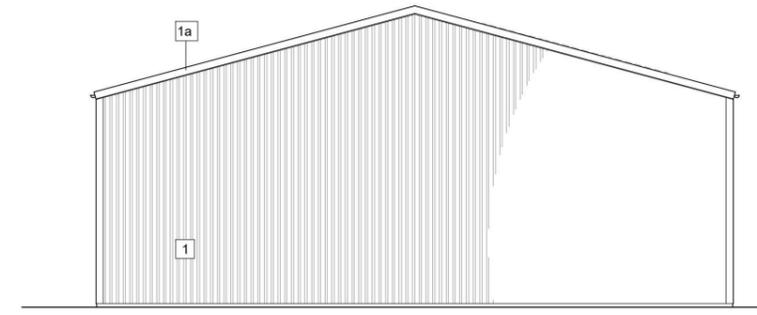


proposed ground floor plan  
1:100@A1 / 1:200@A3  
Layout of internal partitions is indicative.

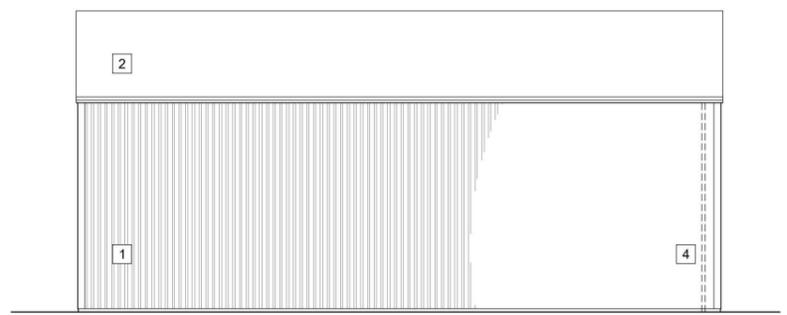


proposed east [front] elevation

3. existing curtain walling within the original openings



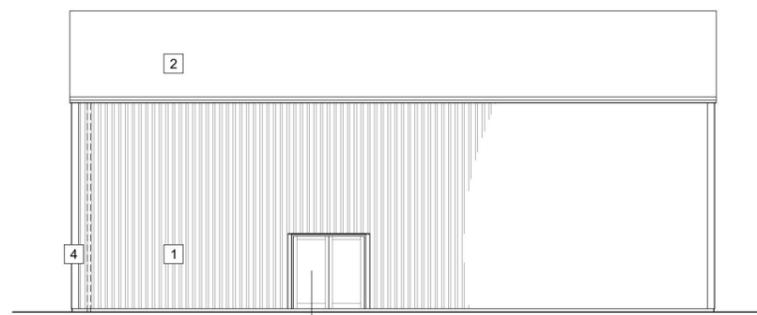
proposed west [rear] elevation.



proposed south elevation



above: proposed elevations (no change to existing)  
left: proposed floor plan



proposed north elevation

3a. doorset.

PROPOSED FACING MATERIALS.

No change to existing.  
For numbered key, see dwg. no. 296 - 20  
(existing elevations)

B	Roller shutter doors omitted. Planning use.	02.25	LWA
A	Planning use.	12.25	LWA
rev	description	date	by

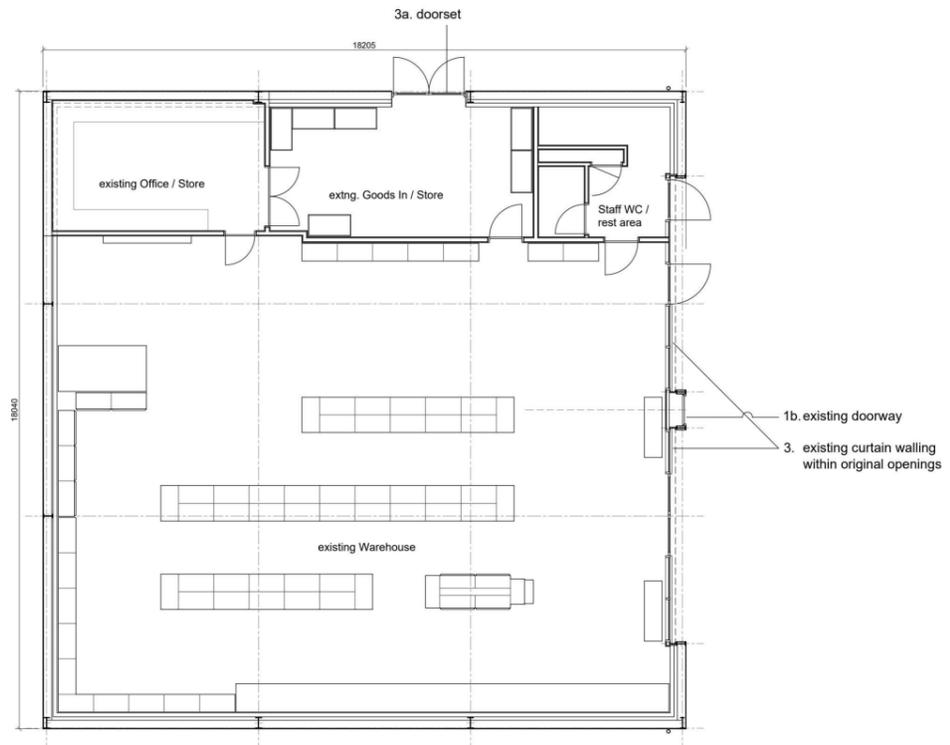
Laurie Wood Associates  
East Gores Farm  
East Gores Road  
Colchester CO6 1RZ  
Tel: 01206 911547

**client**  
YEWDALÉ.

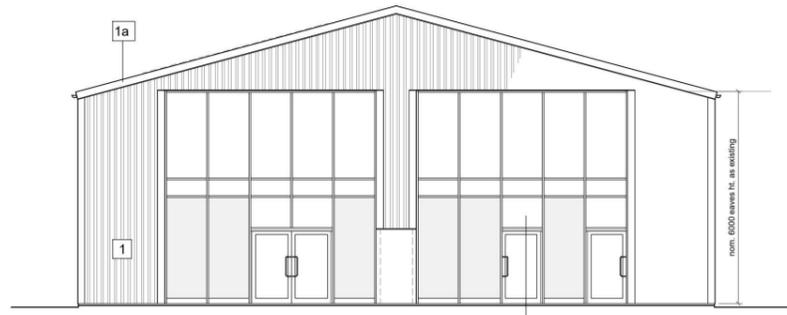
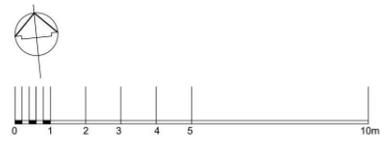
**project**  
OLD BARN, TWITTY FEE, DANBURY, CM3 4PG

**drawing**  
FLOOR and ELEVATIONS AS PROPOSED

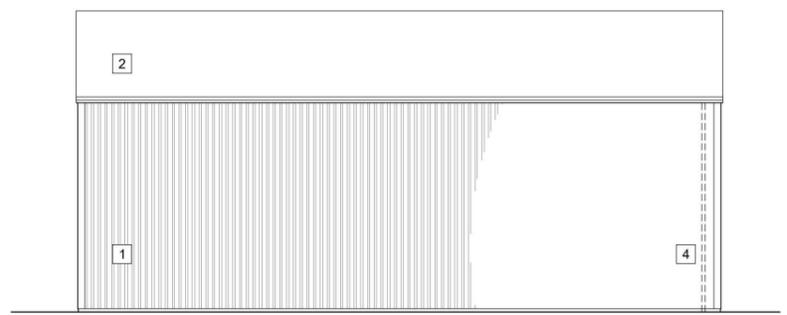
scale	1:100@A1/1:200@A3	drawn	LWA
prop. ref.	.	date	10.25
<b>drawing no.</b>	296 - 25	<b>rev.</b>	B



existing ground floor plan  
1:100@A1 / 1:200@A3  
Layout of internal partitions & fixtures is indicative.



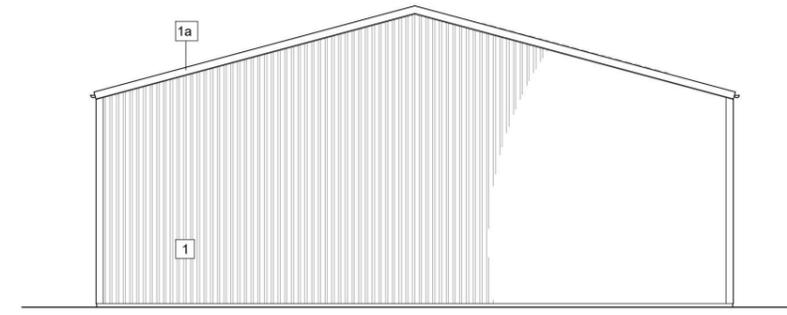
existing east [front] elevation



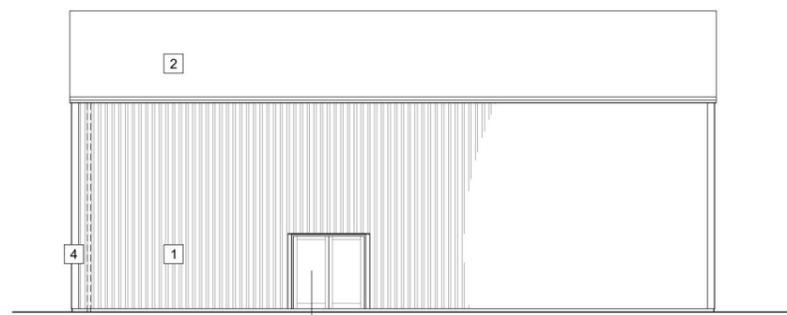
existing south elevation



above: existing elevations 1:100@A1 / 1:200@A3  
left: existing floor plan 1:100@A1 / 1:200@A3  
below: existing block / site plan 1:250@A1 / 1:500@A3



existing west [rear] elevation.



existing north elevation



EXISTING FACING MATERIALS.

- External walls clad with Plastisol-coated profiled metal cladding [profile running vertically] in colour: Slate Blue [18B29] c/w 1a. matching coated metal bargeboards and flashings to building corners and doorways.
- Infill to existing doorway using Plastisol-coated profiled metal cladding in colour: Slate Blue [18B29].
- Existing roof finish: Corrugated sheet at 15° pitch.
- Curtain walling: Thermally-broken aluminium framing with polyester-powder coated finish. Double-glazed infill units, back-painted where necessary. Curtain walling to be set behind line of original roller shutter doors.
- Personnel door: Solid leaves hung within aluminium frame.
- Existing rainwater goods: Black uPVC deepflow gutters and circular downpipes.

B	Roller shutter doors omitted. Planning use.	02.26 LWA
A	Planning use.	12.25 LWA
P1	Planning use. For comment.	10.25 LWA

rev	description	date	by

Laurie Wood Associates  
East Gores Farm  
East Gores Road  
Colchester CO6 1RZ  
Tel: 01206 911547

client  
YEWDAL.

project  
OLD BARN, TWITTY FEE, DANBURY, CM3 4PG

drawing  
FLOOR & BLOCK PLANS and ELEVATIONS  
AS EXISTING

scale	As stated	drawn	JJG
prop. ref.		date	03.22
drawing no.	296 - 20	rev.	B