

Planning Committee Agenda

8 February 2022 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor J A Sosin (Chair)

and Councillors

L Ashley, S Dobson, P Hughes, R J Hyland, J Lardge,
R Lee, G H J Pooley, R J Poulter, T E Roper,
E Sampson, C Shaw and I Wright

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923 email brian.mayfield@chelmsford.gov.uk

PLANNING COMMITTEE

8 February 2022

AGENDA

1. CHAIR'S ANNOUNCEMENTS

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

4. MINUTES

To consider the minutes of the meeting on 11 January 2022

5. PUBLIC QUESTION TIME

Any member of the public may ask a question or make a statement at this point in the meeting, provided that they have submitted their question or statement in writing in advance. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Committee is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Where an application is returning to the Committee that has been deferred for a site visit, for further information or to consider detailed reasons for refusal, no further public questions or statements may be submitted.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

6. 268 SPRINGFIELD ROAD, CHELMSFORD – 19/02109/S73/1

7. DAWSON FIELD, DANBURY RECREATION GROUND, MAYES LANE, DANBURY - 21/02076/FUL

8. CAR PARK, SPRINGFIELD HALL PARK, ARUN CLOSE, CHELMSFORD –
21/02493/FUL

9. PLANNING APPEALS

MINUTES
of the
PLANNING COMMITTEE
held on 11 January 2022 at 7:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, S Dobson, P Hughes, R J Hyland, J Lardge, R Lee,
G H J Pooley, R J Poulter, T E Roper, E Sampson, C Shaw and I Wright

Also present: Councillors K Bentley, M J Mackrory and M Sismey

1. Chair's Announcements

For the benefit of the public, the Chair explained the arrangements for the meeting.

2. Apologies for Absence

There were no apologies for absence.

3. Declarations of Interest

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

4. Minutes

The minutes of the meeting on 7 December 2021 were confirmed as a correct record.

5. Public Question Time

Questions were asked and statements made by members of the public on Item 6. Details are recorded under minute number 6 below.

6. Marsh farm Visitor Attraction, Marsh Farm Road, South Woodham Ferrers – 21/02024/FUL

Councillor P Hughes declared a non-pecuniary interest in this application and took no part in its consideration.

The Committee considered an application for the change of use of land and buildings at the Marsh Farm Visitor Attraction, South Woodham Ferrers to a dinosaur based educational attraction (F1/F2), including installation of prefabricated dinosaurs; children's play equipment and activity areas; and use of existing polytunnel structure as covered area with seating. A Green Sheet of additions and alterations to the information in the report had been circulated before the meeting.

Questions and statements from five members of the public opposing the application were put to the meeting. A ward councillor and a representative of South Woodham Ferrers Town Council also attended the meeting to speak against the proposal. The applicant attended to speak in support of the application and a statement from another ward councillor in favour of it was considered.

Those who opposed the application did so on the following grounds:

- This was the latest in a series of applications in respect of the site which had changed it from its original use as an urban farm and educational facility to something more akin to a retail and commercial use.
- The proposal would add to additional pressure on the local road network, to the detriment of local residents.
- Concern that parking on the site would be insufficient to meet the additional demand.
- The site was liable to flooding but lacked an up to date Flood Warning Evacuation Plan and the proposed use would put more members of the public at risk should flooding occur.
- The lack of clarity over how noise and lighting from the proposed activities would be managed.
- The application contained no information on the hours of use of the new facilities and it was considered that these should be limited to 10am to 5pm.
- A lack of liaison by the applicant with the local community over the proposal.

In speaking in support of the application, the applicant said that the new facility would add to the educational character of Marsh Farm, that Essex Highways had no objection to the proposal on grounds of traffic and parking, that the Environment Agency had no objection provided flooding-related precautions were taken, and that Public Protection had no objections on grounds of noise. The ward councillor who had submitted a statement in support of the application welcomed the additional educational facilities and said that it would strengthen the business, which was a major local employer.

In discussing the application, several members of the Committee expressed reservations about the additional traffic using an already busy local road network and the lack of a condition on the hours of use of the new facilities. Clarity was also sought about the use class the new proposal would fall within.

Responding to the questions and concerns raised, officers informed the Committee that:

- The application was ancillary to and would complement the existing use of Marsh Farm. The facility would fall within use classes F1/F2, which covered educational and community uses, and there was no planning reason to restrict the use to educational purposes only. It was acknowledged that there had been several retrospective applications in respect of Marsh Farm in the past but this application needed to be considered on its own merits.
- It was not anticipated that the proposal would lead to a significant increase in traffic on surrounding roads. The location of Marsh Farm meant that the only access was via the adjacent residential areas. A car parking survey in June 2021 had indicated that the additional parking as part of an earlier application would be sufficient to accommodate the current and proposed uses at the site. The effect of traffic going to and from the site on the road network had been assessed as part of that application.
- Conditions associated with any grant of permission would cover flood mitigation measures and details of emergency refuges and a flood plan. It was normal practice that the more detailed aspects of applications were covered by condition rather than being required at the application stage.
- The hours of operation of Marsh Farm were governed by its licence issued under the Licensing Act 2003 and the new facility would also be covered by that licence. The licence stated that the opening hours of the premises were 09:00 – 20:30 every day, but matters including the sale of alcohol and performances were permitted to the hours of 09:00 to 18:00 except for a limited number of days in the year when longer hours were permitted for special events. It would be difficult to argue that the new facility should have different hours of operation from the rest of the site.

Having heard all the comments and responses, the majority of the Committee had no objection to the application and saw no reason other than to recommend to the Director of Sustainable Communities that it should be approved.

RESOLVED that the Director of Sustainable Communities be recommended to grant planning application 21/02024/FUL in respect of the Marsh Farm Visitor Attraction, Marsh Farm Road, South Woodham Ferrers, subject to the conditions set out in the report.

(7.05pm to 8.17pm)

7. Planning Appeals

RESOLVED that the information on appeal decisions between 25 November and 22 December 2021 be noted.

(8.17pm to 8.18pm)

The meeting closed at 8.18pm

Chair

PLANNING POLICY BACKGROUND INFORMATION

The Chelmsford Local Plan 2013 – 2016 was adopted by Chelmsford City Council on 27th May 2020. The Local Plan guides growth and development across Chelmsford City Council's area as well as containing policies for determining planning applications. The policies are prefixed by 'S' for a Strategic Policy or 'DM' for a Development Management policy and are applied across the whole of the Chelmsford City Council Area where they are relevant. The Chelmsford Local Plan 2013-3036 carries full weight in the consideration of planning applications.

SUMMARY OF POLICIES REFERRED TO IN THIS AGENDA

- DM10** Policy DM10 - Change of use (Land & Buildings) & Engineering operations - Planning permission will be granted for the change of use of buildings in the Green Belt, Green Wedges and Rural Area subject to the building being of permanent and substantial construction and where the building is in keeping with its surroundings. Engineering operations will be permitted within the Green Belt where they preserve openness, do not conflict with the purposes of including land in the Green Belt, and do not harm the character and appearance of the area. Changes of use of land will be permitted in the Green Wedges and Rural Area where the development would not adversely impact on the role, function and intrinsic character of the area.
- DM13** Policy DM13 - Designated Heritage Assets - The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development. The Council will preserve Listed Buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments.
- DM15** Policy DM15 - Archeology - Planning permission will be granted for development affecting archaeological sites providing it protects, enhances or preserves sites of archaeological interest and their settings.
- DM16** Policy DM16 - Ecology & Biodiversity - The impact of a development on Internationally Designated Sites, Nationally Designated Sites and Locally Designated Sites will be considered in line with the importance of the site. With National and Local Sites, this will be balanced against the benefits of the development. All development proposals should conserve and enhance the network of habitats, species and sites.
- DM17** Policy DM17 - Trees, Woodland & Landscape Features - Planning permission will only be granted for development proposals that do not result in unacceptable harm to the health of a preserved tree, trees in a Conservation Area or Registered Park and Garden, preserved woodlands or ancient woodlands. Development proposals must not result in unacceptable harm to natural landscape features that are important to the character and appearance of the area.
- DM20** Policy DM20 - Delivering Community Facilities - Planning permission will be granted for new, or extensions to existing facilities and services which support the local community where there is sufficient access, including for the disabled and sufficient vehicle parking. The development must also be visually compatible with its surroundings.
- DM21** Policy DM21 - Protecting Community Facilities - The change of use of premises or redevelopment of sites that provide valued community facilities will only be permitted where the site cannot be used for an alternative community facility or where there is already an adequate supply of that type of facility in the locality or settlement concerned. Existing open spaces, sports and recreational buildings and land will also be protected.

- DM23** Policy DM23 - High Quality & Inclusive Design - Planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- DM27** Policy DM27 - Parking Standards - The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009) or as subsequently amended when determining planning applications.
- DM29** Policy DM29 - Protecting Living & Working Environments - Development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing. Development must also avoid unacceptable levels of polluting emissions, unless appropriate mitigation measures can be put in place and permanently maintained.
- SPS11** Strategic Policy S11 The Role of the Countryside - The openness and permanence of the Green Belt will be protected. Inappropriate development will not be approved except in very special circumstances. The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks. The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt is designated as the Rural Area. The intrinsic character and beauty of the Rural Area will be recognised, assessed and development will be permitted where it would not adversely impact on its identified character and beauty.

VILLAGE DESIGN STATEMENTS

VDS: Sets out the local community's view on the character and design of the local area. New development should respect its setting and contribute to its environment.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published in February 2019. It replaces the first NPPF published in March 2012 and almost all previous national Planning Policy Statements and Planning Policy Guidance, as well as other documents.

Paragraph 1 of the NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and should be read as a whole.

Paragraph 7 says that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development meant that the planning system has three overarching objectives; an economic objective; a social objective; and an environmental objective. A presumption in favour of sustainable development is at the heart of the Framework.

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.



Planning Committee

| | | |
|-----------------------|---|--|
| Application No | : | 19/02109/S73/1 Section 73 |
| Location | : | 268 Springfield Road Chelmsford CM2 6AS |
| Proposal | : | Variation of condition 2 to approved permission 19/02109/S73 - (Demolition of existing garage. Proposed replacement dwelling, with detached pool house and tennis court - Demolition of existing cart lodge. Construction of single storey extension to side elevation. Alterations to fenestration. Alteration to gymnasium layout and fenestration). Alteration of the height of the gymnasium. |
| Applicant | : | Sinead Barrett |
| Agent | : | Penny Little |
| Date Valid | : | 25th November 2021 |

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Appendices:

| | |
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| Appendix 1 | Consultations |
| Appendix 2 | Drawings |

1. Executive summary

- 1.1. The application is referred to the Planning Committee at the request of a local ward member so that the impact of the proposal on the amenity (by way of overbearing) of the neighbouring property, Number 270 Springfield Road can be considered by the Planning Committee.
- 1.2. The site is located within the Urban Area and is a large detached two storey dwelling on the south eastern side of Springfield Road on a large rectangular shaped plot. The site is surrounded by residential properties.
- 1.3. The proposal would have an acceptable design and would have a visually acceptable relationship with the character and appearance of the host dwelling and the visual amenities of the area.
- 1.4. The proposed development by virtue of its design, size, scale, form and siting means that the proposal does not adversely affect the amenity of the neighbouring property, No. 270, nor any other nearby or neighbouring residential properties.
- 1.5. Approval is recommended.

2. Description of site

- 2.1. Springfield Road is a residential road which runs from the city centre to the south west to Colchester Road to the north east. Along this part of Springfield Road the houses are detached sat on large plots and front the highway. The houses are of varied style and were individually constructed.
- 2.2. Number 268 is a two-storey early 20th Century villa style detached house located on the south eastern side of the Road. The house has a hipped roof with ornate detailing and features and brick chimneys. The site has an existing vehicular access and dropped kerb off the highway. There are two protected Beech trees to the front (TPO/1996/006 refers).
- 2.3. The site has a large rectangular shaped garden which faces in a south east direction.
- 2.4. To the north east of the site is No. 270 a two storey detached dwelling which has rear garden which is also runs in a south east direction. There is a brick boundary wall (approximately 1.8m in height) which runs between the rear gardens of No. 268 and 270. There is small difference in land levels between the application site and this neighbour, with the neighbour at a lower land level.
- 2.5. The neighbouring property has a number of rear facing rooms at ground floor. The nearest is an office which is single aspect. The next nearest ground floor room is the living room, which is served with a large, wide window (four casement) which is also single aspect.

3. Details of the proposal

- 3.1. The proposal is retrospective in nature. The proposal seeks permission for a partially constructed detached outbuilding within the rear garden of No. 268.
- 3.2. The outbuilding measures approximately 16.5m in depth (along the common boundary), 7.7m in width and would have a maximum height of approximately 3.4m when measured from the application site and approximately 3.6m in height when measured from the rear garden of No. 270 (neighbouring property). The building is offset from the boundary with this side neighbour between 0.97m and 1.03m.

3.3. The outbuilding is rectangular in shape with a flat green roof with a parapet. The elevation which faces the neighbour would have vertically hung cedar wood cladding in a natural colour.

3.4. The building would be used as a gymnasium with a small bar area.

4. Other relevant applications

4.1. 19/02109/S73 - Approved 16th July 2021

Variation to condition 2 of approved permission 19/02109/FUL - (Demolition of existing garage. Proposed replacement dwelling, with detached pool house and tennis court). Demolition of existing cart lodge. Construction of single storey extension to side elevation. Alterations to fenestration. Alteration to gymnasium layout and fenestration.

4.2. 21/05108/TPO - Approved 26th May 2021

T1 Beech - Front Garden - Crown Lift to 3-3.5m - Reason - To give clear vehicle access and maintain amenity value; T7 Beech - Front Garden - Crown reduction by 2.5m and crown lift 3-3.5m, cutting back to suitable growth points - Reason - To leave balanced crown.

4.3. 19/02109/NMAT/1 - Approved 3rd December 2021

Non-material amendment to planning permission 19/02109/FUL - (Demolition of existing garage. Proposed replacement dwelling, with detached pool house and tennis court). Alterations to window sizes and arrangements.

4.4. 19/02109/FUL - Approved 12th May 2020

Demolition of existing garage. Proposed replacement dwelling, with detached pool house and tennis court.

4.5. 18/01509/FUL - Refused 12th November 2018

Two no. two storey side extensions, loft conversion with rear dormer, swimming pool building over existing swimming pool, tennis court and new front boundary wall.

5. Summary of consultations

5.1. The following were consulted as part of the application:

- Public Health & Protection Services
- Local residents

5.2. Full details of consultation responses are set out in appendix 1.

5.3. Public Health and Protection Services have no comments to make with regard to this application.

5.4. One neighbour representation has been received objecting to the proposal. The objection is based on the grounds that the outbuilding is taller than the approved scheme and would be harmful by way of being overbearing and represents overdevelopment.

6. Planning considerations

Main Issues

6.1. The main issues are whether:

- The proposal would have an acceptable design and layout in the context of the surrounding area
- The proposal would have an acceptable relationship with No. 270

Design and Layout

- 6.2. Chapter 12 of the National Planning Policy Framework (NPPF 2021) sets out planning principles and guidance in achieving well-designed places. This includes seeking to secure good design that would add to the overall quality of the area and be sympathetic to local character and setting.
- 6.3. Paragraph 130 (a) of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area. Paragraph 130 (b) requires developments to be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 130 (c) of the NPPF states that planning decisions should ensure that developments amongst other matters “are sympathetic to local character and history, including the surrounding built environment and landscape setting”. Paragraph 130 (d) of the NPPF states that planning decisions should ensure that developments “establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.
- 6.4. Paragraph 134 of the NPPF states that planning permission should be “refused especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.
- 6.5. At a local level Chelmsford Local Plan Policy DM23 relates to high quality and inclusive design. This Policy states that planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- 6.6. The outbuilding subject of this application has a contemporary design and approach with a flat roof and parapet with a white rendered finish to the two end walls and a green roof. The longer elevation which faces the neighbour (No. 270) has been amended during the lifetime of the application to be finished with vertically hung natural cedar cladding with a clear finish.
- 6.7. The development would respect the character and appearance of the host dwelling and the visual amenities of the area.

Neighbour amenity

- 6.8. Chelmsford Local Plan Policy DM29 relates to protecting living and working environments (neighbour amenity). This Policy states that planning permission will be granted for development proposals provided the development amongst other matters safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements.
- 6.9. The outbuilding is located adjacent to the side boundary with No. 270. The constructed building measures 16.5m in depth, 7.7m in width and 3.4m when measured from the ground level of the of

the application site. The drawings show that the height of the patio would be reinstated following the completion of the works.

- 6.10. The discrepancy between the approved and constructed heights is a result of the approved drawings showing that the outbuilding would be 3.18m in height measured from the previous patio, which has since been removed from the site.
- 6.11. The outbuilding extends 16.5m along the common boundary with No. 270. It would begin 6m from the rear elevation of the neighbour. Due to the siting, height and position the outbuilding is a clearly noticeable feature because it would be more permanent and solid than the existing wall and planting that exists. It would extend above the existing boundary wall by about 1.8m. The applicant has altered the finish of the rear elevation facing the neighbour to natural cedar cladding. This would offer a softer appearance to the outbuilding than the previously proposed white render. The main outlook from the neighbour's windows is directly to their rear garden and the outbuilding is visible in peripheral views. It is not considered that the outbuilding would have an unacceptably harmful effect on outlook. Planning conditions are suggested to ensure the timber clad finish to the outbuilding.
- 6.12. The outbuilding is visible from the neighbour's rear facing windows from the lounge and dining room which are both rear facing and single aspect. The outbuilding would not breach a 45 degree line drawn in both plan and elevation from the closest ground floor window ensuring that levels of daylight reaching this room would be reasonable. The neighbour's garden is long and spacious and whilst the outbuilding will be highly visible from the neighbour's garden it could not be reasonably argued that the impact of the outbuilding would be such that the amenity of the occupiers of No. 270 is harmfully affected by reason of overbearing or overshadowing.
- 6.13. The outbuilding would be used as a gymnasium with a small bar area. The outbuilding would be domestic in terms of its use. The house would retain a garden area in excess of 1500sqm greatly exceeding the Council's minimum garden space requirements.

Other matters – Trees & Development Standards

- 6.14. Two mature protected beech trees (TPO/1996/006) are located to the front of the plot on the highway frontage. The trees are historic and form a prominent and important part of the street scene and have a high public amenity value. The trees are located close to the in/out access for the front driveway.
- 6.15. The trees in the rear garden of the neighbour (No. 270) are not protected by virtue of a tree preservation order.
- 6.16. Sufficient private garden area and off-street provision would serve the development
- 6.17. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1. This application may be CIL liable and there may be a CIL charge payable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

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 2

Prior to first use of the outbuilding hereby approved the cedar wood cladding on the elevation facing no 270 Springfield Road shall be installed. The cladding shall thereafter be retained in its agreed form at all times.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

Notes to Applicant

- 1 In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Positive and Proactive Statement

The Local Planning Authority provided advice to the applicant before the application was submitted and also suggested amendments to the proposal during the life of the application. 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

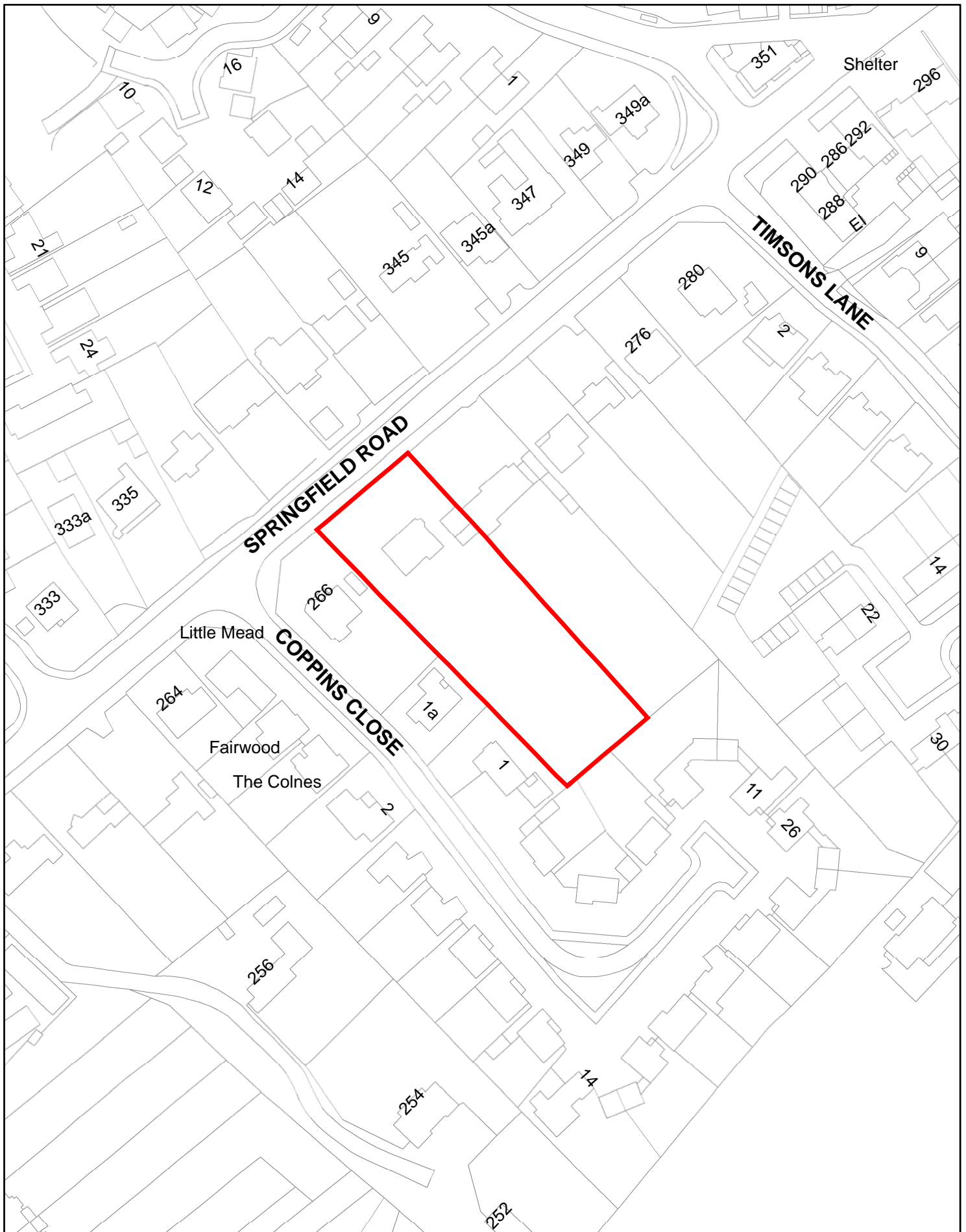
Case File

Public Health & Protection Services

| Comments |
|---|
| 02.12.2021 - No PH&PS comments with regard to this variation. |

Local Residents

| Comments |
|--|
| Representations received – needs summarising |



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1:1,250

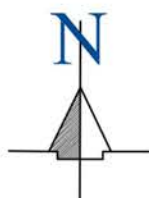
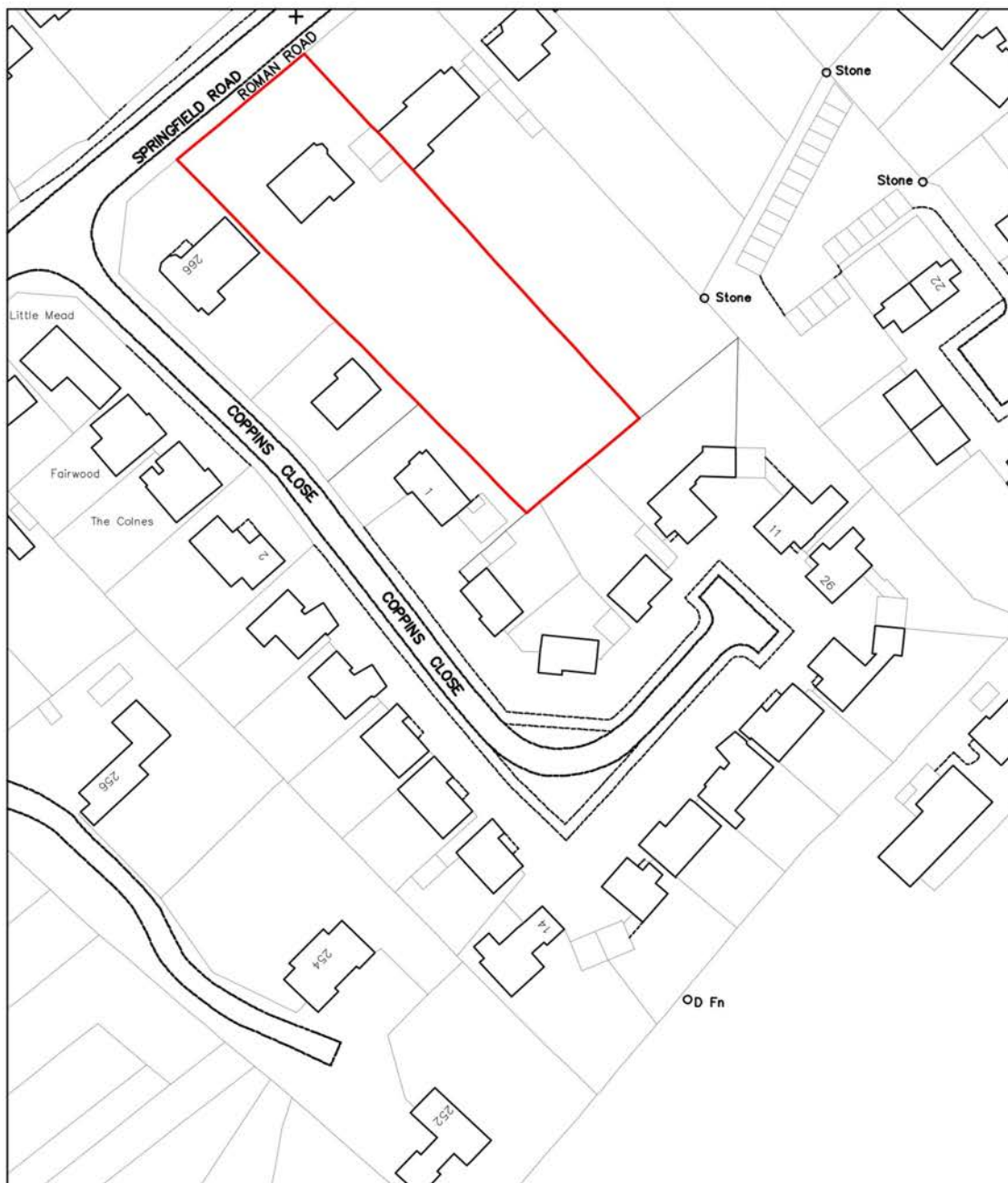


Planning Committee
19/02109/S73/1

Planning & Development Management
Directorate for Sustainable Communities

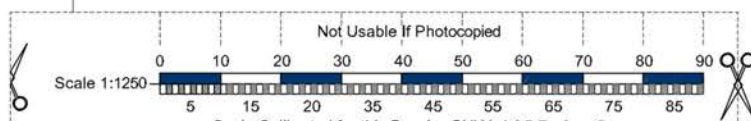
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Duke Street, Chelmsford, CM1 1XP

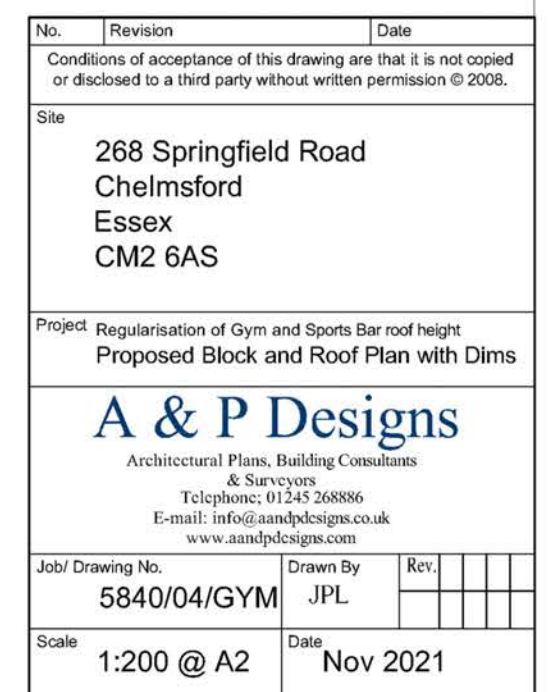
Telephone: 01245 606826



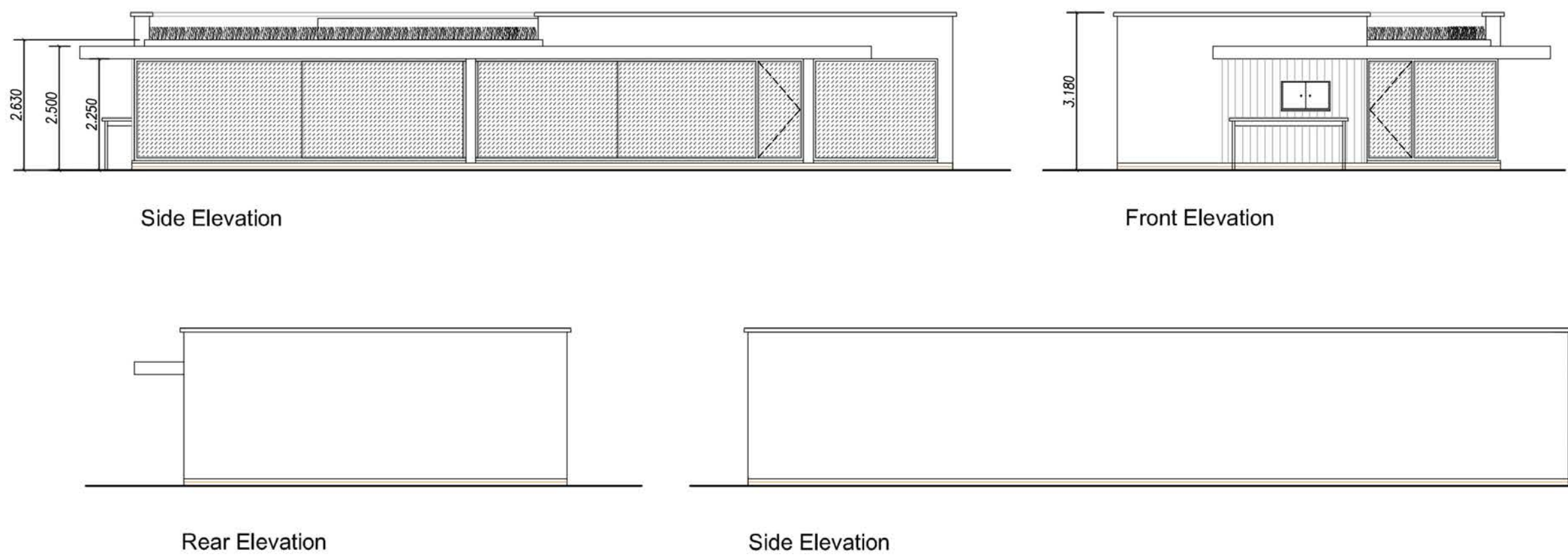
North Point Determined From
Ordnance Survey Data
Crown Copyright
See Date of Drawing Issue.

| No. | Revision | Date |
|--|-----------|------|
| Conditions of acceptance of this drawing are that it is not copied or disclosed to a third party without written permission © 2008. | | |
| Site 268 Springfield Road Chelmsford Essex CM2 6AS | | |
| Project Regularisation of Gym and Sports Bar roof height Location Plan | | |
| A & P Designs Architectural Plans, Building Consultants & Surveyors Telephone: 01245 268886 E-mail: info@aandpdesigns.co.uk www.aandpdesigns.com | | |
| Job/ Drawing No. | Drawn By | Rev. |
| 5840/01/GYM | JPL | |
| Scale | Date | |
| 1:1250 @ A4 | Dec. 2019 | |



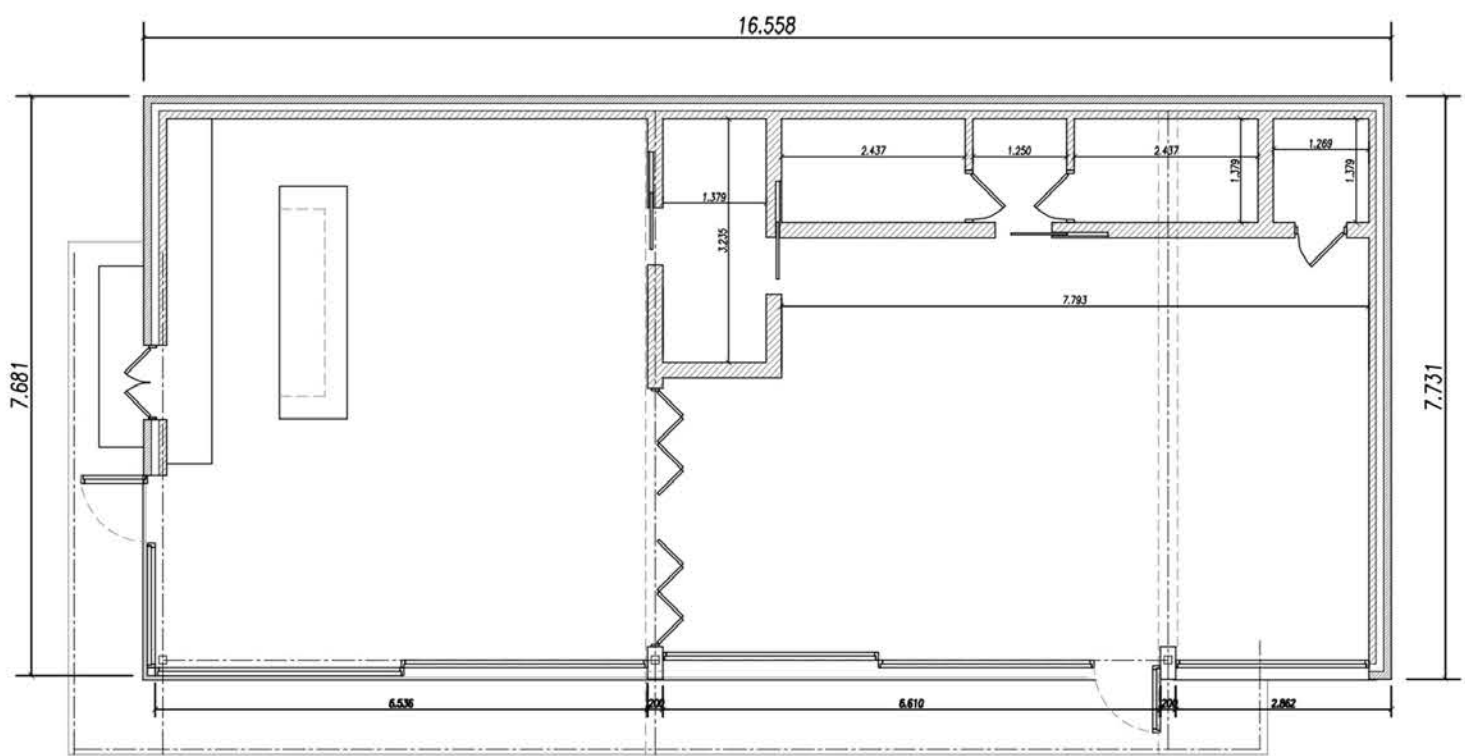


As Approved

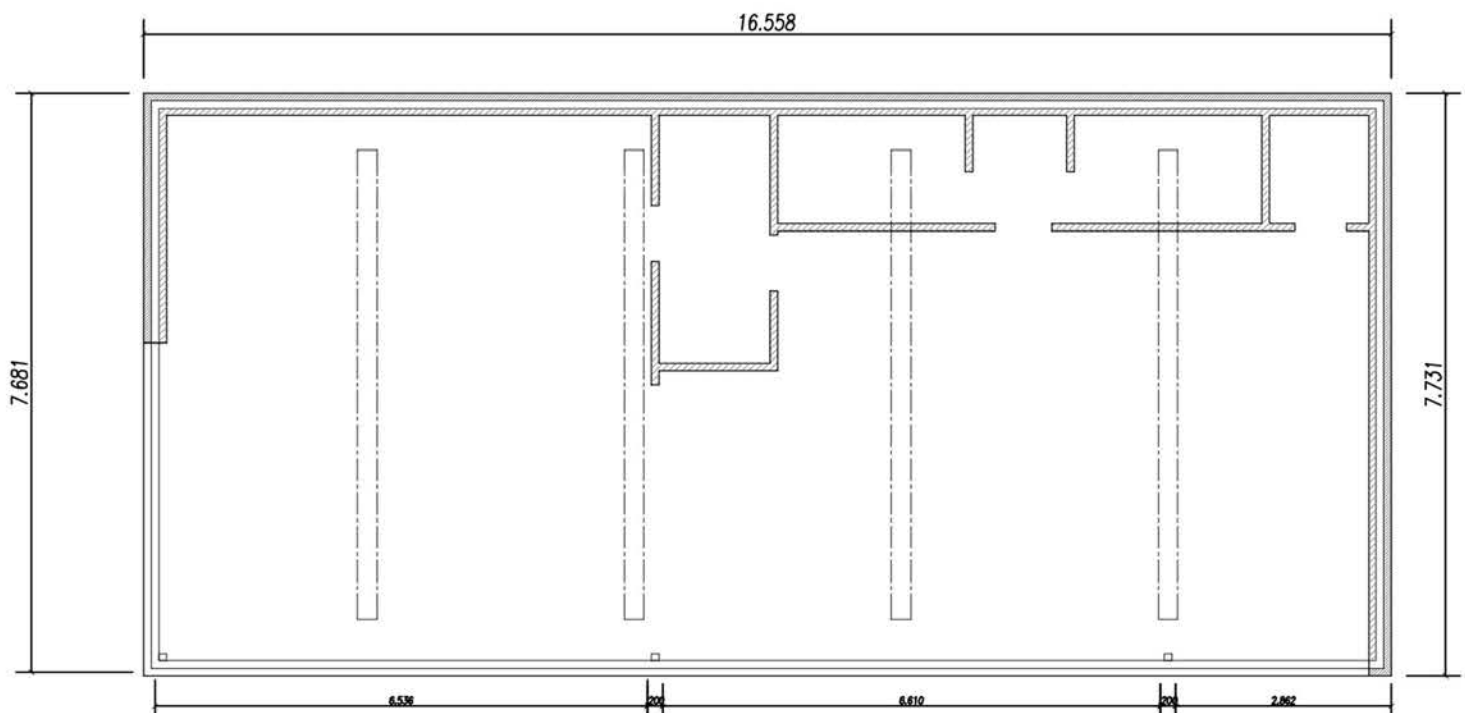
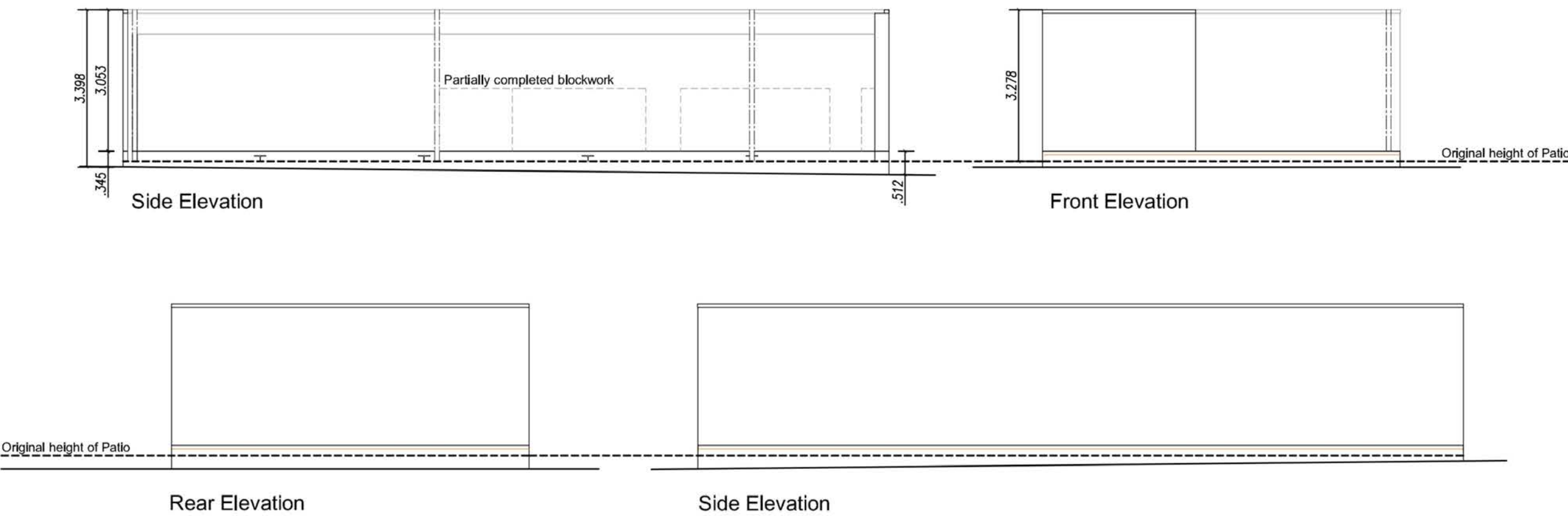


Pool House Materials

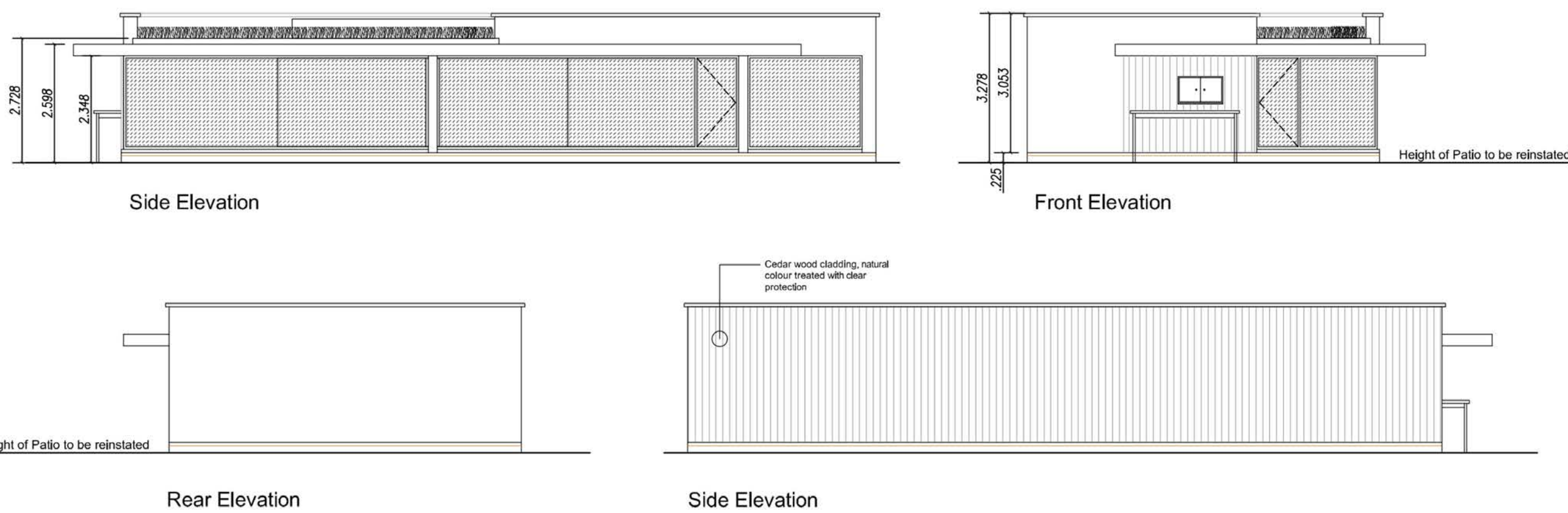
Roof: Green Sadium Roof System, warm deck roof with solar thermal panels
Fenestration: Grey Aluminium Framed Double/triple glazed sliding door units
Walls: 300mm Insulated cavity work, rendered externally and painted white (or white coloured Monocouche)



As-Built



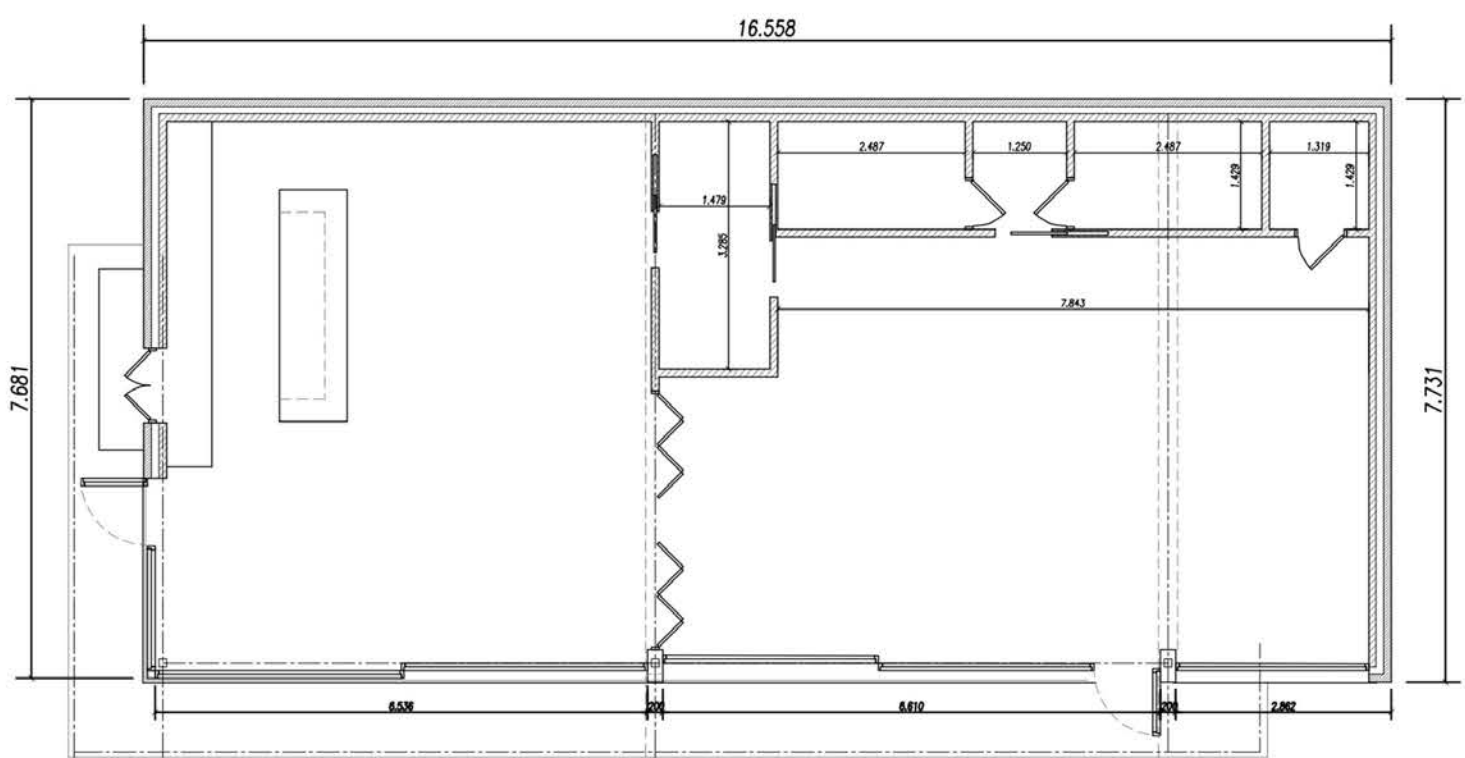
Proposed



Pool House Materials

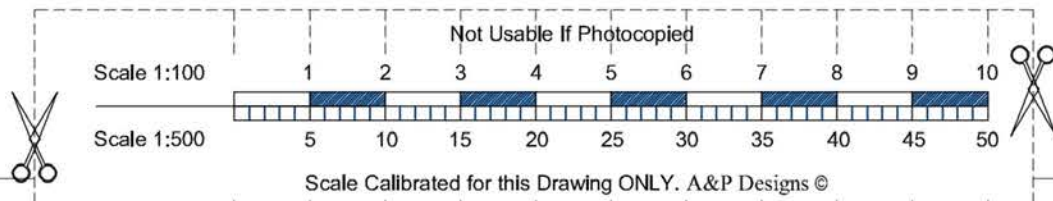
Roof: Green Sadium Roof System, warm deck roof with solar thermal panels
Fenestration: Grey Aluminium Framed Double/triple glazed sliding door units
Walls: 300mm Insulated cavity work, rendered externally and painted white (or white coloured Monocouche) and Cedar wood cladding, natural colour treated with clear protection on the Side elevation facing the browlie

Cedar wood cladding, natural colour treated with clear protection



A Materials amended as per planning recommendation. 25.01.2022

| No. | Revision | Date |
|---|---|------------------|
| | Conditions of acceptance of this drawing are that it is not copied or disclosed to a third party without written permission © 2008. | |
| Site | 268 Springfield Road Chelmsford Essex CM2 6AS | |
| Project | Regularisation of Gym and Sports Bar roof height Approved, As-Built and Proposed Plans & Elevations | |
| A & P Designs Architectural Plans, Building Consultants & Surveyors Telephone: 01245 268886 E-mail: info@aandpdesigns.co.uk www.aandpdesigns.com | | |
| Job/ Drawing No. | 5840/05/GYM | Drawn By JPL |
| Scale | 1:100 @ A1 | Date Nov 2021 |





Planning Committee

| | | |
|-----------------------|---|--|
| Application No | : | 21/02076/FUL Full Application |
| Location | : | Dawson Field Danbury Recreation Ground Mayes Lane Danbury Chelmsford Essex |
| Proposal | : | Installation of Jungle Dome Play equipment |
| Applicant | : | Mrs Lesley Mitchelmore, Danbury Parish Council |
| Agent | : | |
| Date Valid | : | 4th November 2021 |

Contents

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| 7. Community Infrastructure Levy (CIL)..... | 6 |

Appendices:

| | |
|------------|---------------|
| Appendix 1 | Consultations |
| Appendix 2 | Drawings |

1. Executive summary

- 1.1. The application is referred to the Planning Committee because the applicant has advised that Chelmsford City Council has a financial interest in the proposed development and objections have been received.
- 1.2. The proposal is for installation of a piece of play equipment, (Jungle Dome), within the recreational ground. The area is known as Dawson Field, Danbury Recreation Ground.
- 1.3. At its highest point the play equipment would measure 5.9m. The overall span of the equipment would be 10m by 10m. It is designed for children over 6 years old. It would provide a variety of physical, social/emotional, cognitive and creative experiences for the users.
- 1.4. The site lies within the Danbury Conservation Area and immediately to the south of the Scheduled Monument of Danbury camp hill fort. The small-scale of the proposed development, its visually lightweight appearance and screening from key views means that it would have no adverse impact on the Conservation Area. The impact on any potential archaeological remains would be minimal. The development would comply with planning policies DM13 and DM15 of the Local Plan.
- 1.5. The proposal would not result in the loss of open space. It would provide appropriate community facilities accessible by foot, car or bicycle by local residents. The proposal would comply with policy DM20 of the Chelmsford Local Plan.
- 1.6. The development would have an acceptable relationship with all nearby and neighbouring residential properties and would not be harmful to the visual amenities of the local area.
- 1.7. The proposal is recommended for approval.

2. Description of site

- 2.1. The application site is a public recreation ground located to the East of Mayes Lane outside the Defined Settlement boundary of Danbury. The area falls within the rural area.
- 2.2. The site lies within the Danbury Conservation Area and immediately to the south of the Scheduled Monument of Danbury camp hill fort.
- 2.3. The facilities at the recreation ground include outdoor sports pitches, childrens' play equipment, a large brick-built Sports and Social Centre and two public car parks.
- 2.4. The area in which the play equipment is proposed to be placed is a tree/hedge lined avenue adjacent to the rear boundary of Grade II listed Frettons House and to the east of Grade I listed Parish Church of St John the Baptist.
- 2.5. The play equipment would be sited adjacent a public path which leads from the northern car park and the main pavilion building towards the west. The path is informal, narrow and

stretches along the treed/hedged northern edge of the space. The play equipment is proposed to be sited on the south side of this path.

- 2.6. The area is screen by thick vegetation and not readably visible from long views from across the public park or archaeological sites. There are no residential properties located close to this area.

3. Details of the proposal

- 3.1. The play equipment comprises a series of timber upright supports connected with ropes. At its highest point it would measure 5.9m. The overall span of the equipment would be 10m by 10m. It is designed for children over 6 years old.
- 3.2. Other smaller pieces of play equipment are also proposed, but these do not form part of this planning application.
- 3.3. It would be located within the recreational ground.

4. Other relevant applications

- 4.1 None.

5. Summary of consultations

- ECC Historic Environment Branch – although the application area is within Danbury Conservation Area and immediately to the south of the Scheduled Monument of Danbury camp hill fort, the small-scale of the proposed development suggests that it will have a minimal impact on any potential archaeological remains. Therefore, no archaeological conditions are being recommended.
- Danbury Parish Council – this is Parish Council application and so no comments have been made.
- Local residents – the following representations submitted:
 - the submitted documents suggest that more than one play equipment will be placed within the application area;
 - the play equipment will clutter the area and destroy the peace and quiet of the area;
 - the proposal will generate noise in the area;
 - the noise from the play equipment will adversely impact the amenities of residential properties located on St Cleres, Dean Ingas and Southview Road;
 - the development will attract anti-social behaviour and activities as the youth shelter sited in the lower car park;
 - the proposal would attract more inconsiderable cyclists who already using the path despite the sign 'No Cycling';
 - there is no justification for the proposed play equipment as there is already an existing play area within Dawson Field;
 - the proposal would be out of keeping with the character of the area;
 - the proposed play equipment together with the existing play area exceed the children's play facilities required to serve a village like Danbury;
 - there were no public consultations apart of the public site notices;

- the users of the play equipment from outside of the local area would impact the available parking, which is already under strain;
- an alternative location has been suggested for the play equipment;
- the proposal would conflict with the Deed of Trust under which Dawson Field was ceded to the People of Danbury in perpetuity and the development of which was precluded;
- the proposal would not bring tangible benefit to the area and should be refused;
- the proposal would be an obstruction in the proposed location and would discourage walking in the area and use of the path which leads to the Church, the Social Centre, tennis courts and other facilities;
- the proposed play equipment would attract litter to the area;
- the proposal would not fit within the proposal area and would block the path.

6. Planning considerations

Main Issues

- 6.1. The main issues are whether the principle of development is acceptable, the impact upon the rural and historic character of the area and the impact upon the amenity of occupiers of nearby houses.

Principle of development

- 6.2. The application site is a public recreation facility for the community of Danbury.
- 6.3. Policy DM20 of the Local Plan (Delivering Community Facilities) states that planning permission will be granted for new, or extensions to existing facilities and services which support the local community where:
 - i. there is access to adequate public transport, cycling and walking links for the benefit of non-car users; and
 - ii. vehicle access and on-site vehicle parking would be provided to an appropriate standard commensurate to the scale of the development; and
 - iii. the development would be compatible with its surroundings; and
 - iv. there would be no unacceptable impact on the character, appearance or local environment; and
 - v. adequate access to and between the facilities and/or services would be provided for people with disabilities commensurate to the scale of the development.

Where the proposal falls outside of main Urban Areas and Defined Settlements, it must also comply with the relevant policies for its location, taking account of the planning policy objectives for that area.

- 6.4. In this instance, the proposed facility is considered to be conveniently located within an existing recreation ground and is well connected, close to the centre of Danbury. The site would be easily accessed but not readily visible from key vantage points.
- 6.5. Given the existing use of the area, the proposed play equipment would not be seen out of context or harmful to the visual amenity of the recreational grounds.

- 6.6. The placement of the equipment would not impact the use or accessibility of the existing public path.
- 6.7. Danbury Village Design Statement acknowledges that the Conservation Area includes the Dawson Memorial Field and the Community Centre. It states that the area “*must be protected as open space and for community purposes, free from developmental threat [...]*”. The proposal does not conflict with the Village’s Statement as the area would remain as open space for the enjoyment to the local people and serve community purpose.
- 6.8. The proposal is considered to be compliant with Policy DM20 of the Local Plan.

Heritage Assets

- 6.9. The site is located within the conservation area where Policy DM13 applies. Policy DM13 states that all development proposals within conservation areas must preserve or enhance the character or appearance of the area. Planning permission will be refused where the siting, form, massing, height, proportions, elevation design, or materials would harm the character and appearance of the conservation area.
- 6.10. The site is also located immediately to the south of the Scheduled Monument of Danbury camp hill fort. Policy DM15 states that planning permission will be granted for development affecting archaeological sites providing it protects, enhances or preserves sites of archaeological interest and their settings. Applications shall have assessed the site in consultation with the Historic Environment Record and taken account of the archaeological importance of those remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological interest of the site by record.
- 6.11. The lightweight appearance of the play equipment would not adversely impact the historic environment of the area. It would be well screened by the existing trees and hedges and would be seen in the context of the current use of the site which has a recreational purpose. In addition, the small-scale of the proposed development suggests that it will have a minimal impact on any potential archaeological remains. Overall, it is considered that there would be no significant adverse impact on the Conservation Area or the Scheduled Monument.
- 6.12. It is also acknowledged that works to the existing trees, which are protected by being within the conservation area, would be required to facilitate the proposal. A separate application 21/05639/CAT determined that the works to the trees would be minimal and the character and appearance of the conservation area would not be adversely affected.

Impact on nearby residential properties

- 6.13. Policy DM29 (Protecting Living and Working Environments) of the Local Plan states that planning permission will be granted for development proposals provided the development safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development should also not result in excessive noise, activity or vehicle movements. Moreover, the development must be compatible with neighbouring or existing uses in the vicinity of the development by ensuring that the development avoids unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues, unless appropriate mitigation measures can be put in place and permanently maintained.

- 6.14. The proposed play equipment would be placed away from the closest residential properties to the west by approximately 125m. Whilst some noise created by children playing might travel and be heard by occupiers of residential properties located nearby, the noise or activity resulting from the use of the play equipment would not conflict with the purpose of the park. Any noise would likely be limited to the day-time hours.
- 6.15. The proposal would unlikely result in unacceptable levels of noise and nuisance to the residential properties to the west or south of the application site. The proposal would sufficiently safeguard the amenity of residential properties nearby in accordance with the aims of Policy DM29 of the Local Plan.

Other Matters

- 6.16. The proposed play equipment is not expected to facilitate or encourage anti-social behaviour or activity, including littering. The public path would not be blocked or restricted in its use by the proposed Jungle Dome. The application area is spacious enough to accommodate the proposed play equipment.
- 6.17. The play area where the proposed Jungle Dome equipment would be located would include several other pieces of play equipment. These however can be placed there without planning permission as they would meet the permitted development criteria for development proposed by a Parish Council.
- 6.18. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1. The proposed development 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.

Notes to Applicant

- 1 In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

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

Danbury Parish Council

| Comments |
|--|
| 23.11.2021 - This is Parish Council application and so no comments will be made. |

ECC Historic Environment Branch

| Comments |
|--|
| <p>12.11.2021 - SPECIALIST ARCHAEOLOGICAL ADVICE</p> <p>Dear Sir/Madam,</p> <p>RE: 21/02076/FUL ' Dawson Field, Danbury Recreation Ground, Mayes Lane, Danbury</p> <p>Thank you for consulting the Historic Environment Advisor of Essex County Council regarding the above application.</p> <p>Although the application area is within Danbury Conservation Area and immediately to the south of the Scheduled Monument of Danbury camp hill fort, the small-scale of the proposed development suggests that it will have a minimal impact on any potential archaeological remains.</p> <p>Therefore no archaeological conditions are being recommended.</p> <p>If you have any questions please do not hesitate to contact me.</p> <p>Yours sincerely,</p> <p>Mark Baister</p> <p>Assistant Historic Environment Advisor</p> |

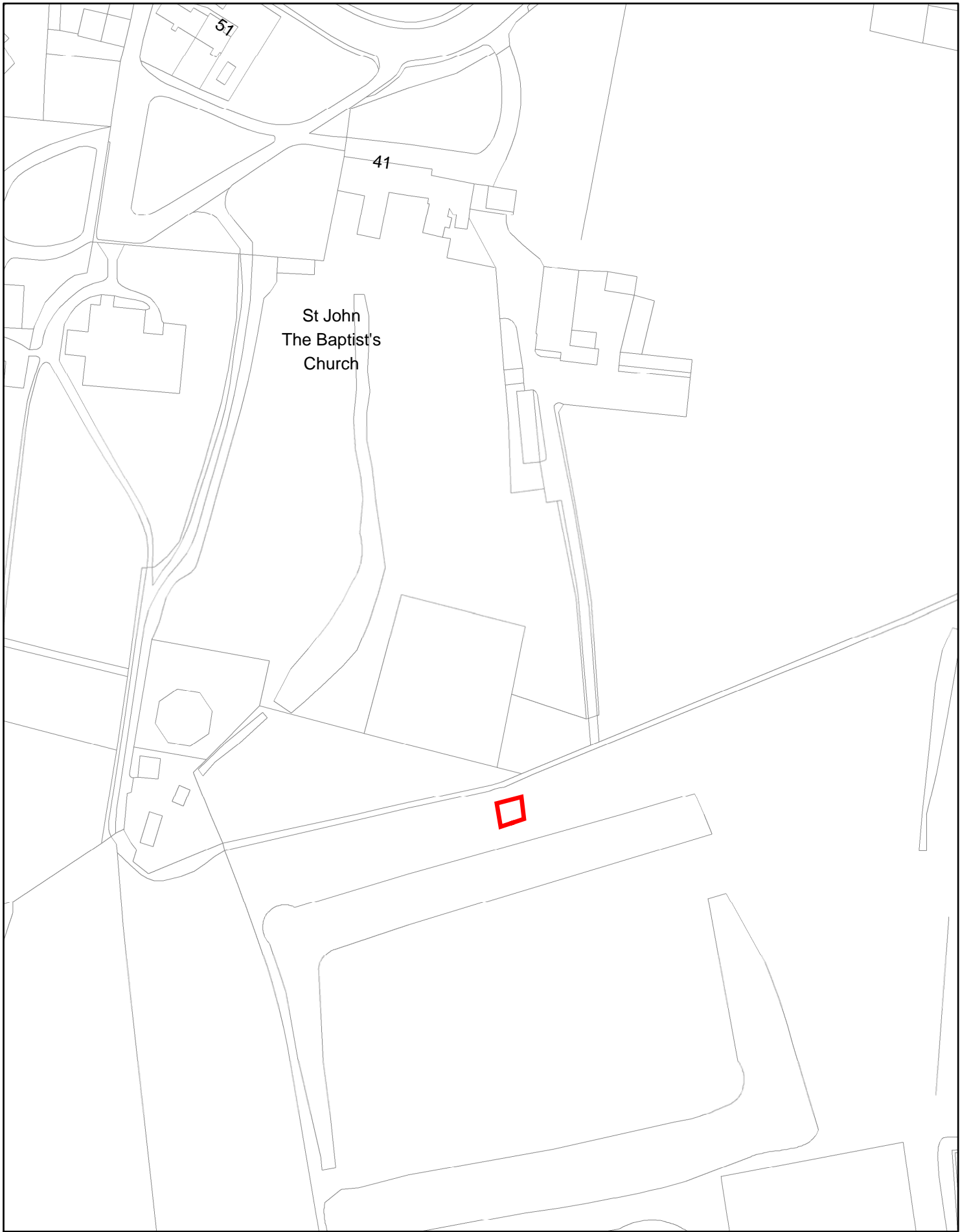
Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter

Local Residents

Comments

Representations received –

- the submitted documents suggest that more than one play equipment will be placed within the application area;
- the play equipment will clutter the area and destroy the peace and quiet of the area;
- the proposal will generate noise in the area;
- the noise from the play equipment will adversely impact the amenities of residential properties located on St Cleres, Dean Ingas and Southview Road;
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0 12.5 25 50 Metres

1:1,250



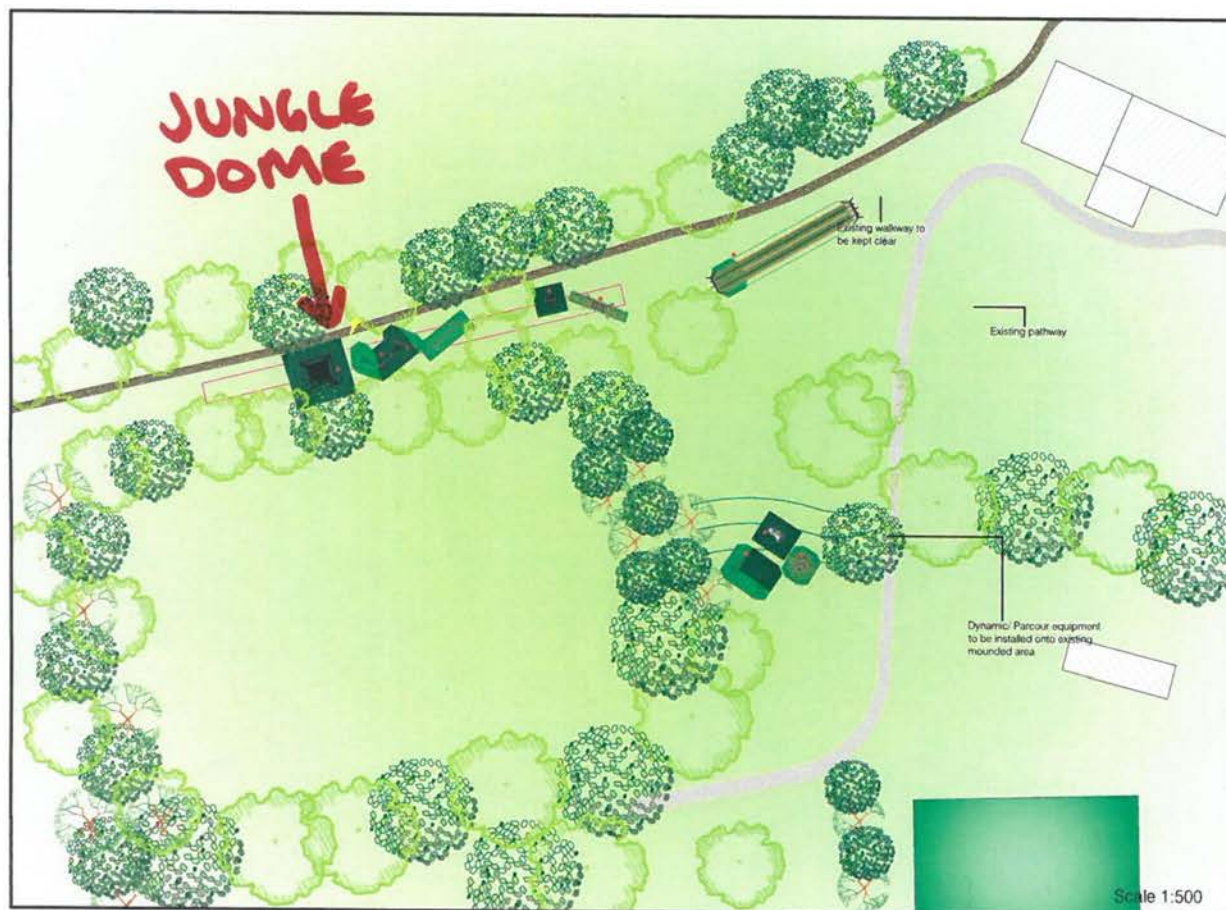
Planning Committee
21/02076/FUL

Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826





Trim Trail Area:

1. Agility Trail 9
Ref (NRO854-1001)
Total height 273cm
Fall height 257cm
Age range + 6 years
DDA Accessible
Total Grass Mats - 90m²
52.5m² Grass Mat with Shockpad
37.5m² Single Layer Grass Mat



2. Double Web Climber
Ref (NRO833-1001)
Total height 183cm
Fall height 200cm
Age range + 4 years
Total Grass Mats - 33m²
33m² Grass Mat with Shockpad



3. Cocoon Pendulum Swing
Ref (NRO915-1001)
Total height 384cm
Fall height 197cm
Age range + 6 years
DDA Accessible
Total Grass Mats - 24m²
24m² Single Layer Grass Mat



4. Agility Trail 1
Ref (NRO860-1001)
Total height 190cm
Fall height 30cm
Age range + 6 years
DDA Accessible
Total Grass Mats - 45m²
45m² Single Layer Grass Mat



5. Jungle Explorer Dome
Ref (NRO636-1001)
Total height 586cm
Fall height 239cm
Age range + 6 years
DDA Accessible
Total Grass Mats - 132m²
132m² Grass Mat with Shockpad



Parcours Area:

6. Double Cableway
Ref (NRO890-1001)
Total height 397cm
Fall height 100cm
Age range + 4 years
DDA Accessible
Total Grass Mats - 108m²
108m² Single Layer Grass Mat



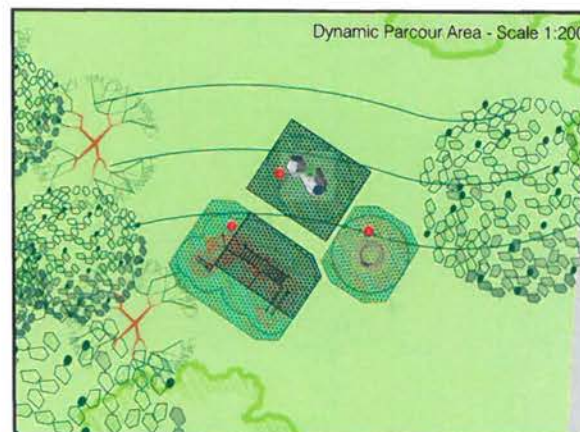
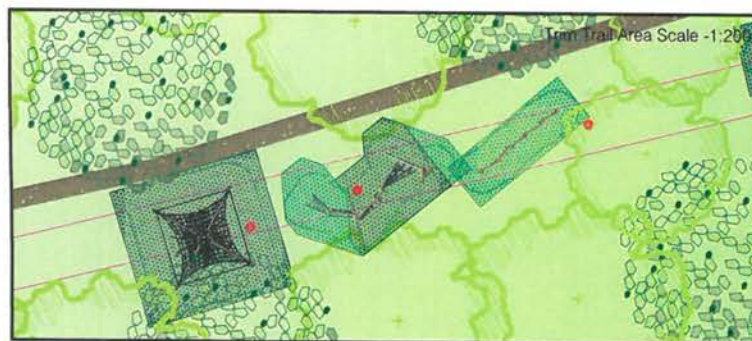
7. Combi 5
Ref (PCMSCUSTOM724138)
Total height 240cm
Fall height 233cm
Age range + 6 years
Total Grass Mats - 81m²
44m² Single Layer Grass Mat
37m² Grass Mat with Shockpad

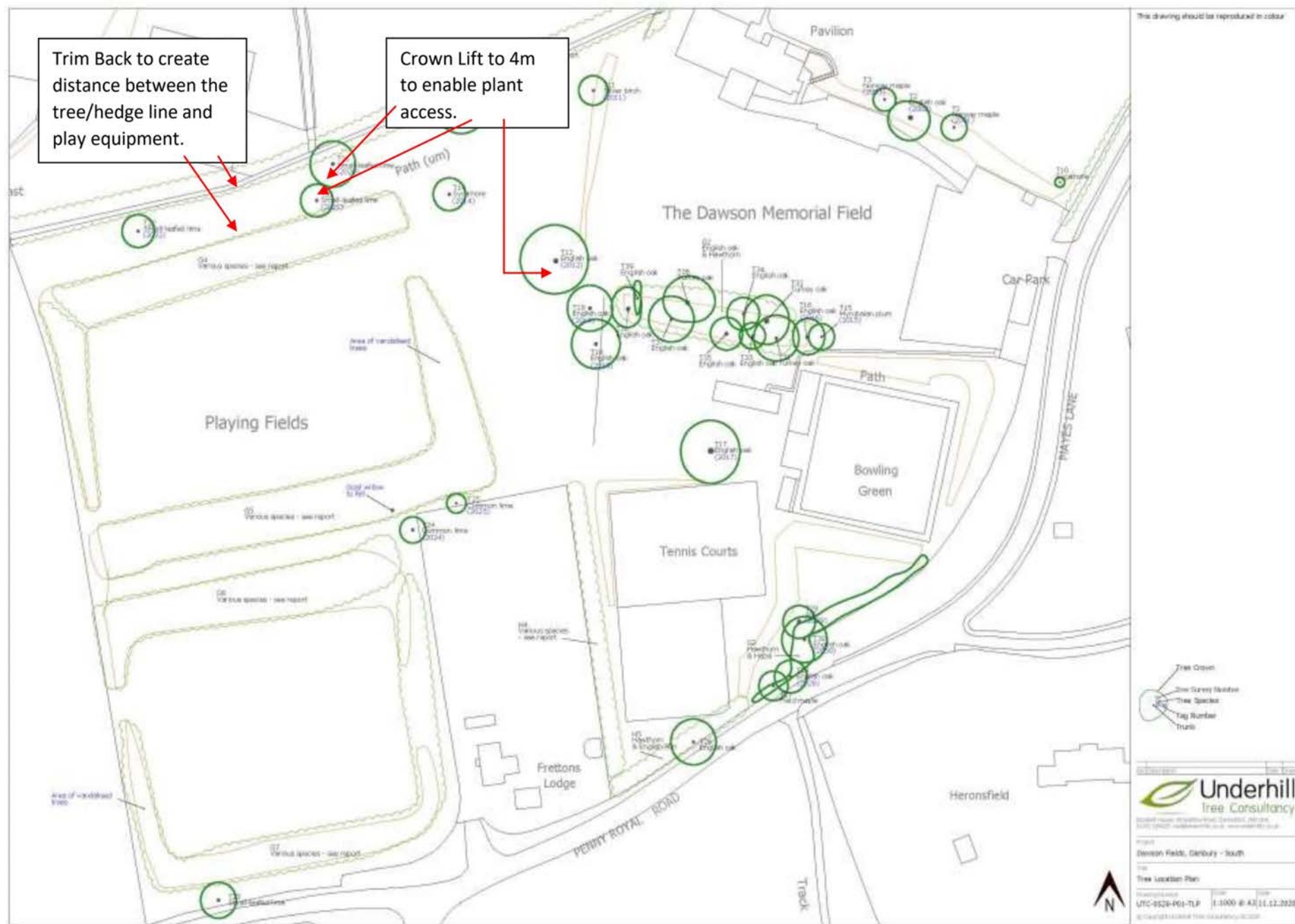


8. Supanova
Ref (GX916014-3717)
Total height 60cm
Fall height 100cm
Age range + 6 years
DDA Accessible
Total Grass Mats - 39m²
39m² Single Layer Grass Mat



9. BLOGX 3
Ref (BLK410312-3717)
Total height 300cm
Fall height 300cm
Age range + 8 years
DDA Accessible
Total Grass Mats - 49m²
49m² Grass Mat with Shockpad

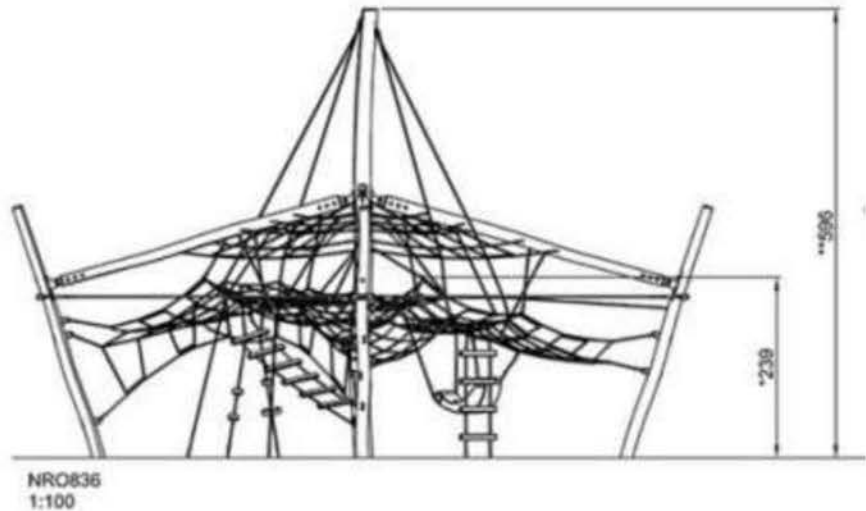




Dawson Field Recreation Ground Heritage Statement.

This application seeks planning permission to install a Jungle Dome Play Frame at the Dawson Recreation Field, Danbury, CM3 4NQ. The frame is an open structure constructed from Robinia Wood, PP Rope in coconut style, low-density PE, corocord ropes, stainless steel and galvanised steel.

The central pole is 5.96m tall.



Jungle Dome

NRO836

KOMPAN!
Let's play



All Organic Robinia products by KOMPAN! are made of 100% Robinia wood from sustainable European sources. On request it can be supplied with FSC® Certified (FSC® C004450) Robinia wood.



The PP rope in coconut style has a diameter of 15cm. The internal steel wire core has thimbles at both ends, which serve as attachment points for the rope to existing connecting elements.



The large activities are made of 100% recyclable UV-stabilised low-density PE. The play shell displayed is moulded in one piece with minimum 5mm wall thickness to ensure high durability in all climates around the world.

| | |
|---------------------------------|----------------------|
| Item no. NRO836-1201 | |
| Installation Information | |
| Max. fall height | 239 cm |
| Safety surfacing area | 101.0 m ² |
| Number of installers | 2 |
| Total installation time | 43.7 |
| Excavation volume | 1.09 m ³ |
| Concrete volume | 0.80 m ³ |
| Footing depth (standard) | 120 cm |
| Shipment weight | 1,721 kg |
| Anchoring options | In-ground ✓ |
| Warranty Information | |
| Corocord rope | 10 years |
| S-Clamps | 10 years |
| Robinia wood | 15 years |
| Hardware | 10 years |
| Spare parts guaranteed | 10 years |



Corocord 16mm ropes are special 'Hercules'-type with galvanised four-stranded steel wires and a steel wire core. Each strand is tightly wrapped with PES yarn, which is melted onto each individual strand. The ropes are highly wear- and vandalism-resistant and can be replaced at site if needed. English version



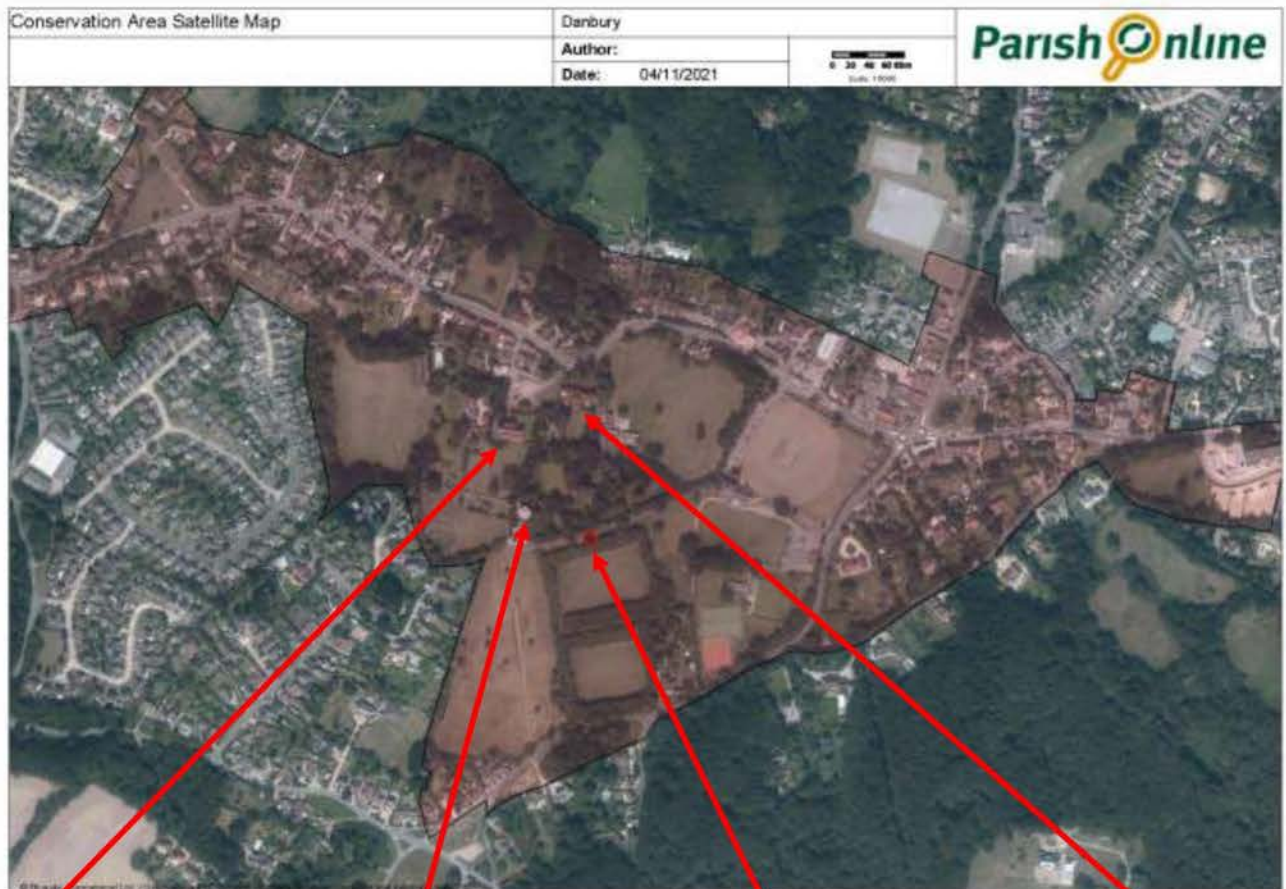
Corocord 'S' clamps are used as universal connections in Corocord products. 6mm stainless steel rods with rounded edges are pressed around the ropes with a special hydraulic press, making them the ideal connector: safe, durable and vandalism-proof, all while allowing the typical movement of rope play structures.



The hardware is made of stainless steel or galvanised steel to ensure durable connections with a high corrosion resistance.



The Application Site is a public recreation ground located to the East of Mayes Lane. It has associated facilities including a large brick-built Sports and Social Centre and two public car parks. It is within the Conservation Area of Danbury. The area in which the Jungle Dome will be sited is a tree/hedge lined avenue adjacent to the rear boundary of Grade II Listed Frettons House and the East of Grade I Listed Parish Church of St John the Baptist. The trees/hedge are approximately 4m high along the Frettons Boundary. To the East are a Water Tower and Telecommunications Tower and in close proximity there is a Beacon.



Parish Church of St Johns the Baptist

Water Tower and Telecommunications Mast

Proposed Jungle Dome Location

Frettons House



View along the tree lined Avenue from the East.

Frettons House Rear Boundary

Beacon

Jungle Dome Location

View along the tree lined Avenue from the West

Frettons House
Rear Boundary

Lime Tree –
12m Height

Jungle Dome
Location – other side
of tree



View from football pitch to the South



Telecommunications Tower



View from Mayes Lane Car
Park



View from A414 Main Road at Frettons Corner

Jungle Dome

NRO836

KOMPAN
Let's play

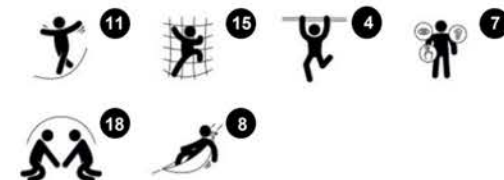


Climbing is traditionally a firm favourite amongst children and we honour this tradition by continuing to push innovation. Framed by robust and organic wood construction. The product is available as FSC® Certified (FSC® C004450) robinia wood on request.

Item no. NRO836-1201

General Product Information

| | |
|-----------------------|---|
| Dimensions LxWxH | 650x650x596 cm |
| Age group | 6+ |
| Play capacity (users) | 50 |
| Colour options |   |



Data is subject to change without prior notice.

Jungle Dome

NRO836



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The PP rope in coconut style has a diameter of 15cm. The internal steel wire core has thimbles at both ends, which serve as attachments for the rope to existing connecting elements.



The large activities are made of 100% recyclable UV-stabilised low-density PE. The play shell displayed is moulded in one piece with minimum 5mm wall thickness to ensure high durability in all climates around the world.



Corocord 16mm ropes are special 'Hercules'-type with galvanised four-stranded steel wires and a steel wire core. Each strand is tightly wrapped with PES yarn, which is melted onto each individual strand. The ropes are highly wear- and vandalism-resistant and can be replaced at site if needed. English version



Corocord 'S' clamps are used as universal connections in Corocord products. 8mm stainless steel rods with rounded edges are pressed around the ropes with a special hydraulic press, making them the ideal connector: safe, durable and vandalism-proof, all while allowing the typical movement of rope play structures.



The hardware is made of stainless steel or galvanised steel to ensure durable connections with a high corrosion resistance.

Item no. NRO836-1201

Installation Information

| | |
|--------------------------|----------------------|
| Max. fall height | 239 cm |
| Safety surfacing area | 101.0 m ² |
| Number of installers | 2 |
| Total installation time | 43.7 |
| Excavation volume | 1.09 m ³ |
| Concrete volume | 0.60 m ³ |
| Footing depth (standard) | 120 cm |
| Shipment weight | 1,721 kg |
| Anchoring options | In-ground ✓ |

Warranty Information

| | |
|------------------------|----------|
| Corocord rope | 10 years |
| S-Clamps | 10 years |
| Robinia wood | 15 years |
| Hardware | 10 years |
| Spare parts guaranteed | 10 years |

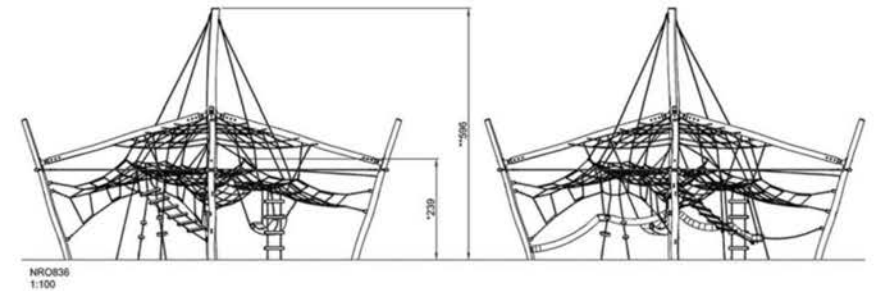
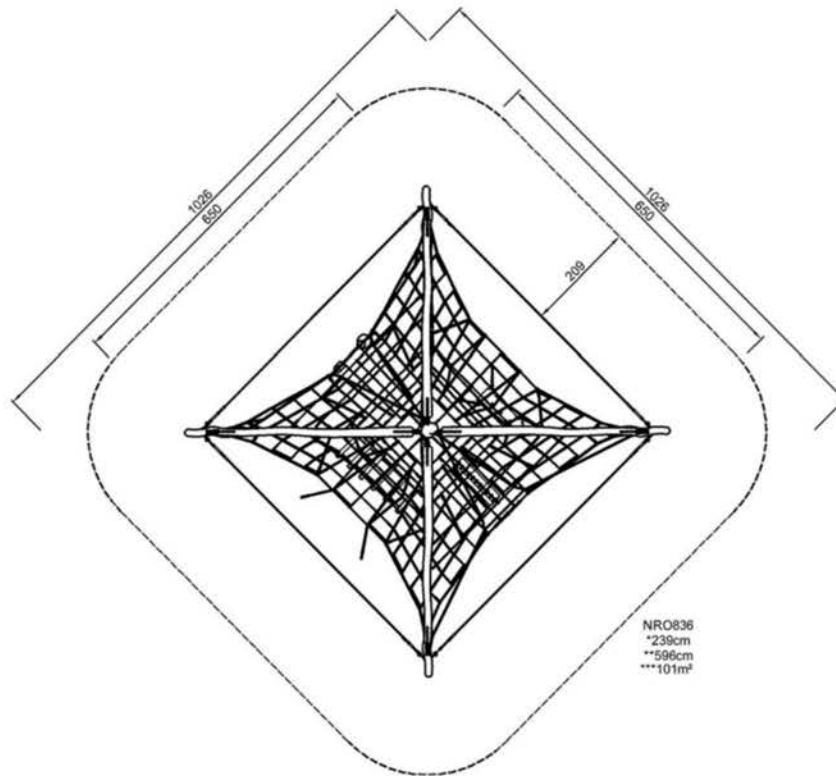


Jungle Dome

NRO836

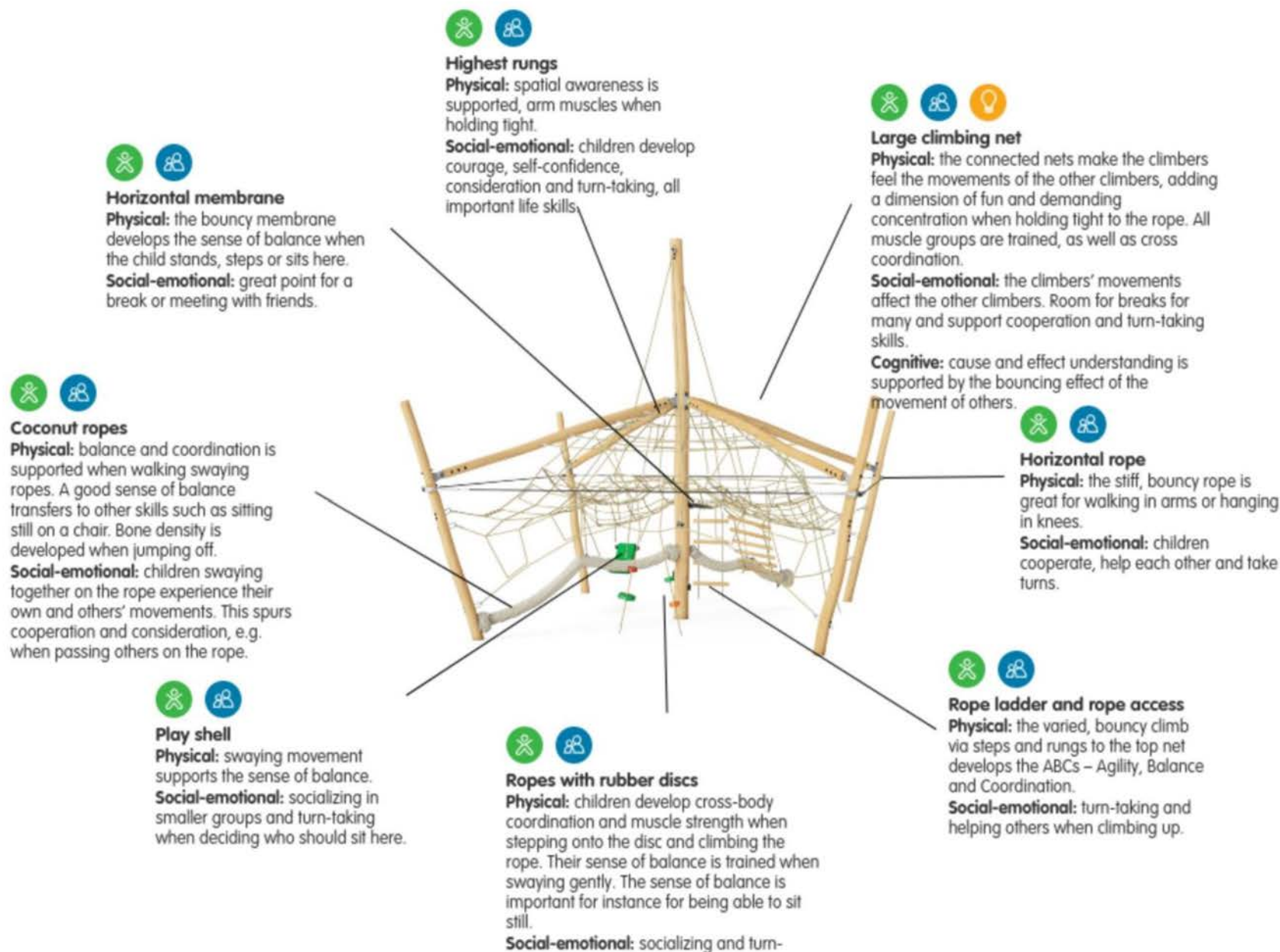
* Max fall height | ** Total height | *** Safety surfacing area

* Max fall height | ** Total height



Jungle Dome

NRO836



Jungle Dome

NRO836



PHYSICAL
Joy of movement:
motor skills, muscle, cardio
and bone density



SOCIAL-EMOTIONAL
Joy of being together:
teamwork, tolerance and
sense of belonging



COGNITIVE
Joy of learning:
curiosity, understanding of causal
relationships and knowledge of the world



CREATIVE
Joy of creating:
co-creation and experimenting
with materials



BALANCE
To balance is to stay upright when walking or standing on a surface that makes this challenging (e.g. a wobbly, inclined, or narrow surface).



BOUNCE
To bounce is the act of bouncing on a responsive, flexible, elastic or tensile surface.



CLIMB
To climb is the act of moving upwards, cross-coordinating arms and legs, on a vertical or inclined surface or net.



CONSTRUCT
To construct is the act of creating new patterns, shifting items or materials to new positions or constructing with materials that can be transformed or manipulated.



CRAWL
To crawl is the movement of moving forwards or backwards, cross-coordinating arms and legs, on a horizontal or slightly inclined surface.



DRAMATIC PLAY
Dramatic play is motivated through play items that stage a frame, place or environment for acting out make believe or role play scenarios.



GLIDE
To glide is the act of moving from one point to another without shifting the feet, in a horizontal or vertical movement, in a seated, lying or standing position, letting gravity do the work.



HANG IN ARMS
To hang in arms is the act of carrying the body with the hands or arms, possibly to traverse to another platform or play item.



JUMP
To jump is the act of jumping up or down on a hard surface.



PULL
To pull is the act of pulling an item towards you or you towards an item with one or both hands, or possibly using the entire body.



PUSH
To push is the act of pushing an item away from you with one or both hands, possibly with the entire body.



ROCK
To rock is the action of rocking back and forth, or sideways, on e.g. a piece of spring equipment.



ROTATE
To rotate involves a vertical or horizontal slower paced turn of the body, facilitated by a piece of equipment.



RULES PLAY
Rules play is motivated through play items that suggest games-with-rules, cooperation and team work, e.g. tic-tac-toe, timers or ball games.



SENSORY
To sense is the act of taking in information with the sensory system: seeing, feeling, hearing or sensing with the body.



SLIDE
To slide is the act of moving fast downwards seated on a slide.



SOCIALIZE
To socialize is the act of meeting, communicating or cooperating in an activity that stimulates and facilitates social interaction.



SPIN
To spin involves a fast, repeated horizontal or vertical turn of the body on a piece of equipment that facilitates the movement.



SWAY
To sway is the movement of swaying back and forth, or around, lying, seated or possibly standing, in a pendulant or circular movement, e.g. on a hammock or on a rope.



SWING
To swing is the movement of swinging back and forth, or in circular movement, seated, standing or lying, in an unhindered arc.



WONDER
To wonder is motivated through play items that make children need and use their logical, abstract or creative thinking skills, as well as their memory.



Planning Committee

| | | |
|-----------------------|---|--|
| Application No | : | 21/02493/FUL Full Application |
| Location | : | Car Park Springfield Hall Park Arun Close Chelmsford |
| Proposal | : | Installation of 12 CCTV columns along the length of the area Bunny Walks between Springfield Hall Park and rear of Riverside Retail Park. |
| Applicant | : | Spencer Clarke |
| Agent | : | |
| Date Valid | : | 21st December 2021 |

Contents

| | |
|--|---|
| 1. Executive summary | 2 |
| 2. Description of site | 2 |
| 3. Details of the proposal | 2 |
| 4. Other relevant applications | 2 |
| 5. Summary of consultations | 2 |
| 6. Planning considerations | 3 |
| 7. Community Infrastructure Levy (CIL) | 5 |

Appendices:

| | |
|------------|---------------|
| Appendix 1 | Consultations |
| Appendix 2 | Drawings |

1. Executive summary

- 1.1. The application is referred to the Planning Committee because the Council is the applicant, the application site relates to land owned by Chelmsford City Council and objections to the development have been received.
- 1.2. The proposal is for the installation of 12 (twelve) columns with CCTV cameras mounted at the top along the public right of way (known as the Bunny Walk) between Riverside Retail Park and Springfield Hall Park.
- 1.3. The proposed development would have an acceptable design and would have a visually acceptable relationship with the character and appearance of the locality.
- 1.4. The proposal would have an acceptable relationship with all nearby residential properties.
- 1.5. Approval is recommended.

2. Description of site

- 2.1. The application site is a public right of way (footpath and cycle path) known as the Bunny Walk which runs in an east west direction along the river valley through the Chelmer Valley Nature Reserve. The application site includes the section of the public right of way from adjacent Riverside Retail Park in the west to Springfield Hall Park in the east which is about 1.3km in distance as the crow flies.
- 2.2. The public right of way provides well used pedestrian and cycleway connections to the city centre

3. Details of the proposal

- 3.1. The proposal is for the installation of 12 columns with mounted cameras at 12 separate locations spaced along the Bunny Walk. Eleven of the columns would measure 5m in height (same height as the existing lighting columns) and would be painted green to match the green river valley surroundings. One column, adjacent Hill View Road, would be 8m in height. This is to enable the images from the cameras to be transmitted wirelessly to the CCTC control room at the Civic Centre.
- 3.2. The column mounted cameras which would be installed within the vicinity of residential properties would have digital masking technology to ensure that the privacy of the occupiers of these properties is maintained.
- 3.3. The proposed scheme is part of a wider Public Safety initiative to improve public safety and experience of this particular area.

4. Other relevant applications

- 4.1. None relevant

5. Summary of consultations

5.1. The following were consulted as part of the application:

Public Health & Protection Services
Planning Trees & Landscaping
Environment Agency
Essex County Council Highways
Ramblers Association
One Chelmsford BID Ltd
Local residents

5.2. Full details of consultation responses are set out in appendix 1.

5.3. Public Health and Protection Services have no comments to make with regard to this application.

5.4. Planning Trees and Landscaping have no comments or observations to make with regard to this application.

5.5. Environment Agency have not commented on this application.

5.6. Essex County Council Highways have commented that the proposal is acceptable subject to the City Council notifying the highway authority prior to the commencement of works.

5.7. Ramblers Association have not commented on this application.

5.8. One Chelmsford BID Ltd have not commented on this application.

5.9. Four neighbour representations have been received. One is in support of the proposal and three raising concerns over the lack of coverage along the public right of way between The Avenues and University Campus to the east of the application site. The comments also raise questions over the camera design and locations along the Bunny Walk.

6. Planning considerations

Main Issues

6.1. The main issues are whether:

- The proposal would have an acceptable design and layout in the context of the surrounding area
- The proposal would have an acceptable relationship with all nearby and neighbouring residential properties

Design and Layout

6.2. Chapter 12 of the National Planning Policy Framework (NPPF 2021) sets out planning principles and guidance in achieving well-designed places. This includes seeking to secure good design that would add to the overall quality of the area and be sympathetic to local character and setting.

6.3. Paragraph 130 (a) of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area. Paragraph 130 (b) requires developments to be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 130 (c) of the NPPF states that planning decisions should ensure that developments

amongst other matters “are sympathetic to local character and history, including the surrounding built environment and landscape setting”. Paragraph 130 (d) of the NPPF states that planning decisions should ensure that developments “establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.

- 6.4. Paragraph 134 of the NPPF states that planning permission should be “refused especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.
- 6.5. At a local level Chelmsford Local Plan Policy DM23 relates to high quality and inclusive design. This Policy states that planning permission will be granted for development that respects the character and appearance of the area in which it is located. Development must be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape. The design of all new buildings and extensions must be of high quality, well proportioned, have visually coherent elevations, active elevations and create safe, accessible and inclusive environments.
- 6.6. Along this stretch of public right of way there a number of lighting columns, measuring 5m in height. The proposed columns which, in addition to being painted green, would appear as street furniture which you would expect along a public footpath/cycle path of this location and context. It should be noted that the columns require planning permission as a result of their height, and the CCTV cameras themselves do not require planning permission.
- 6.7. The development would respect the character and appearance of the location and the visual amenities of the street scene.

Neighbour amenity

- 6.8. Chelmsford Local Plan Policy DM29 relates to protecting living and working environments (neighbour amenity). This Policy states that planning permission will be granted for development proposals provided the development amongst other matters safeguards the living environment of the occupiers of any nearby residential property by ensuring that the development is not overbearing and does not result in unacceptable overlooking or overshadowing. The development shall also not result in excessive noise, activity or vehicle movements.
- 6.9. There are a number of residential properties along the southern side of the application site. In these locations the cameras will have digital masking technology to ensure that the cameras do not harm the visual amenity of these neighbouring properties by way of overlooking.
- 6.10. A number of representations have been received objecting to the proposal on the grounds that the scheme does not extend further along the Bunny Walk to the east along the bottom of The Avenues and to the University Campus. The application can only be considered and determined as submitted and not on what alternative options might be possible. The applicant advises that together with other initiatives the development seeks to improve public safety in the local area, which also includes youth work and improved lighting. The applicant (Public Health & Protection Services) has advised that other plans include the installation of cameras on existing columns on the ARU campus as part of this project. The applicant is aware of the concerns raised by neighbours on this application and will take these into consideration for future plans.

- 6.11. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1. The proposal would not be 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

The twelve columns hereby approved shall be painted/finished RAL 6009 (Fir Green) only and thereafter retained as painted.

Reason:

To ensure that the development is visually acceptable in accordance with Policy DM23 of the Chelmsford Local Plan.

Notes to Applicant

- 1 In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

- 2 The Highway Authority (Essex County Council) must be contacted regarding the details of any works affecting the existing highway. Contact details are:
Development Management Team,
Essex Highways,
Springfield Highways Depot,
Colchester Road,
Chelmsford
CM2 5PU.
Telephone: 0845 603 7631. Email: development.management@essexhighways.org.

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

Public Health & Protection Services

| Comments |
|---|
| 04.01.2022 - No PH&PS comments with regard to this application. |

Environment Agency

| Comments |
|----------------------|
| No response received |

Essex County Council Highways

| Comments |
|---|
| <p>13.01.2022 - Your Ref: 21/02493/FUL</p> <p>Our Ref: CO/EGD/SD/RM/CHL/21/2493/52267</p> <p>Date:- 13th January 2022</p> <p>The proposed columns would be located on land owned by Chelmsford City Council with the exception of the camera adjacent to the River Bridge to the west of Hill View Road and the section between the River Bridge to the west of Hill View Road up to the Arun Close path, which is owned by Essex County Council.</p> <p>The Bunny Walks pathways between Victoria Road, Arun Close and up to the Chelmer Valley Road Bridge are public highway.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:</p> <p>1. The proposed works are directly adjacent to the back of the Bunny Walks pathways and is well used by pedestrians, cyclists and other highway users. This is public highway and the construction work must be carried out subject to arrangements with permissions, made with the Service Management Office (SMO2) contact details in the informative at the foot of the page. The works shall be carried out at no cost to the Highway Authority.</p> <p>Reason: In the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.</p> |

Please include the Informative for 1 above:

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

Ramblers Association

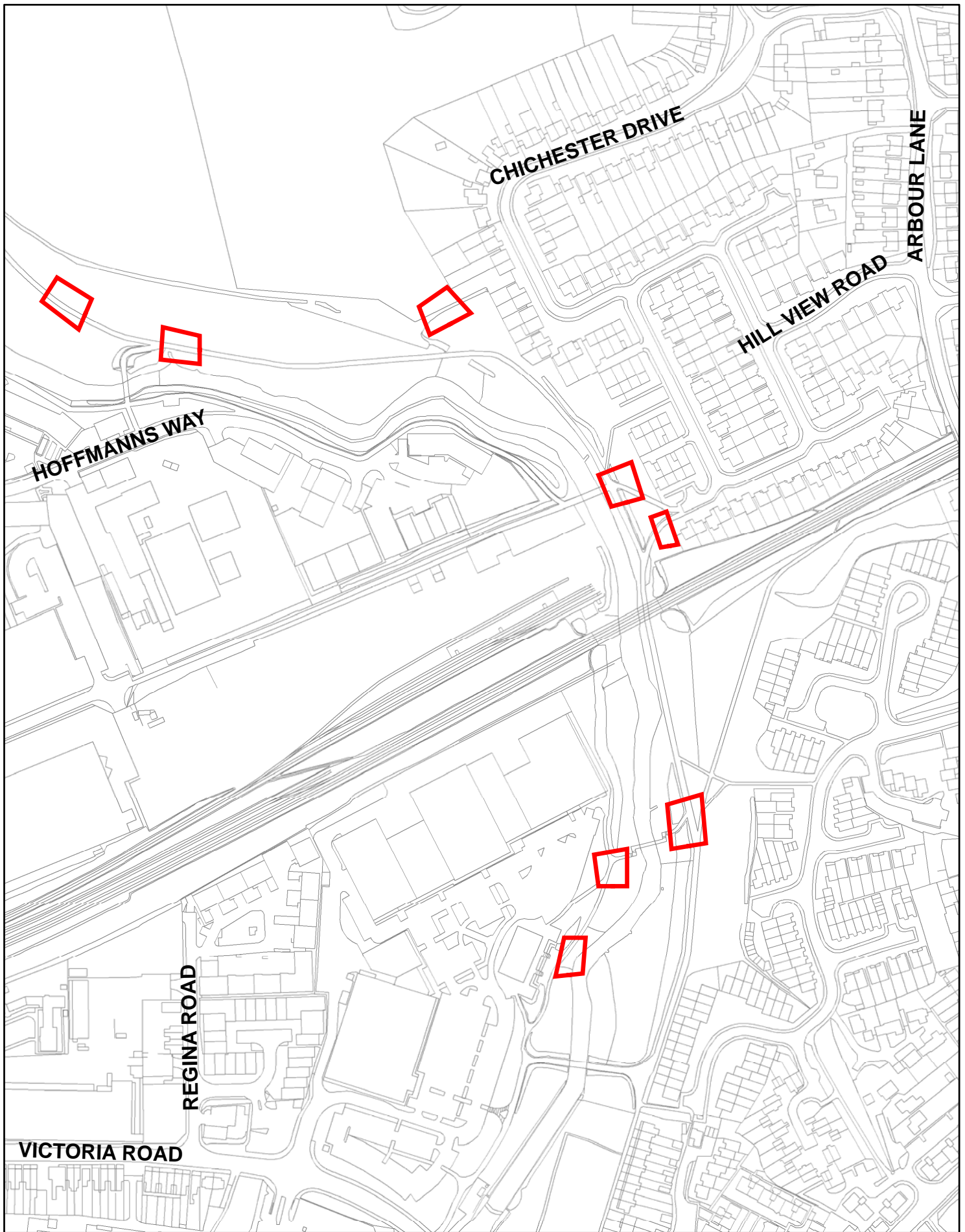
| |
|----------------------|
| Comments |
| No response received |

One Chelmsford BID Ltd

| |
|----------------------|
| Comments |
| No response received |

Local Residents

| |
|--|
| Comments |
| Representations received – needs summarising |



0 30 60 120 Metres

1:3,000

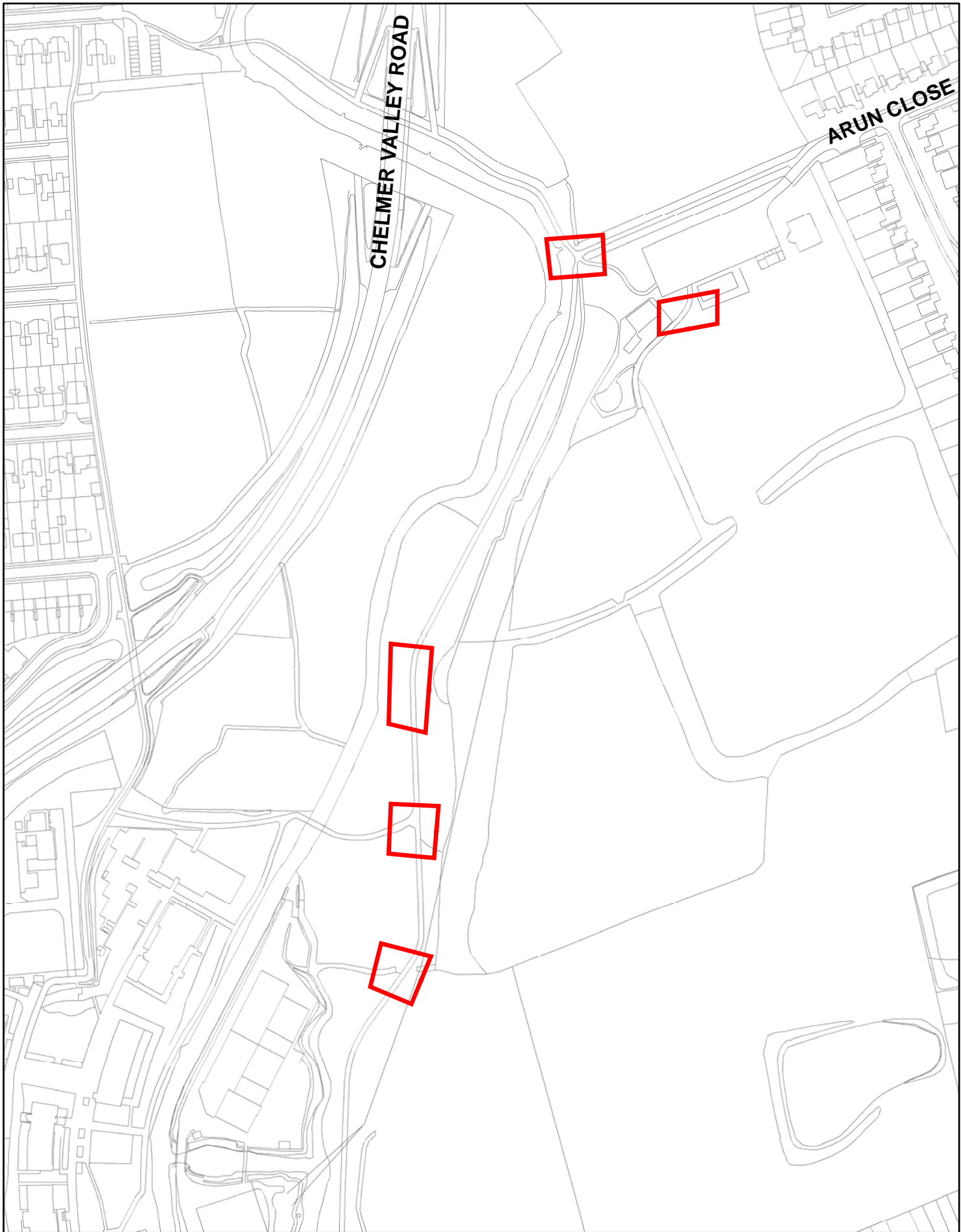


Planning Committee
21/02493/FUL

Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826



0 30 60 120 Metres

1:3,000



Planning Committee
21/02493/FUL

Planning & Development Management
Directorate for Sustainable Communities

PO Box 7544 Civic Centre
Duke Street, Chelmsford, CM1 1XP

Telephone: 01245 606826

NOTES

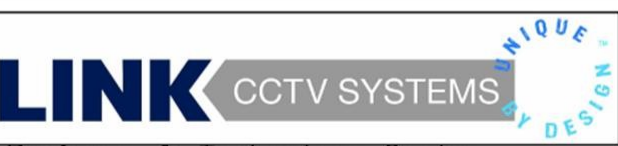
1. This drawing shall be read in conjunction with the relevant specifications.
2. Do not scale from this drawing, use only figured dimensions.
3. This drawing represents the design intent and is not a working drawing.
4. This drawing shall be read in conjunction with the following drawings

metres
0 100



Rev: Date: Description:

Project:



Business & Technology Centre
Bessmer Drive
Sleevenage
Herts
SG1 2DX

Drawing Title:

BUNNY WALK & ANGLIA RUSKIN
PROPOSED
CCTV SYSTEM DESIGN

Drawing Status:

DEIGN STAGE

Scale: 1:1250@A0

Date: 20/12/21

Drawn: RM

Checked:

Revision:

Engineer:

Drawing No.

1434L02A

DS-2DE5425IW-AE (S5) 4 MP 25 × IR Network Speed Dome

AcuSense



Hikvision DS-2DE5425IW-AE (S5) 4 MP 25 × IR Network Speed Dome adopts 1/2.8" progressive scan CMOS chip. With the 25 × optical zoom lens, the camera offers more details over expansive areas.

This series of cameras can be widely used for wide ranges of high-definition, such as the rivers, roads, railways, airports, squares, parks, scenic spots, and venues, etc.

Empowered by deep learning algorithms, Hikvision AcuSense technology brings human and vehicle targets classification alarms to front- and back-end devices. The system focuses on human and vehicle targets, vastly improving alarm efficiency and effectiveness.

- Focuses on human and vehicle targets classification based on deep learning
- Support face capture. Up to 5 faces captured at the same time
- 1/2.8" Progressive Scan CMOS
- Up to 2560 × 1440 @30fps resolution
- Excellent low-light performance with powered-by-DarkFighter technology
- 25 × optical zoom, 16 × digital zoom
- WDR, HLC, BLC, 3D DNR, Defog, Regional Exposure, Regional Focus
- Up to 150 m IR distance
- 24 VAC & Hi-PoE
- Support H.265+/H.265 video compression



• Specification

| | |
|-----------------------|---|
| Camera Module | |
| Image Sensor | 1/2.8" progressive scan CMOS |
| Min. Illumination | Color: 0.005 Lux @ (F1.6, AGC ON); B/W: 0.001 Lux @ (F1.6, AGC ON), 0 Lux with IR |
| Shutter Speed | 1/1 s to 1/30000 s |
| Slow Shutter | yes |
| Focus | semi-auto, manual, auto |
| Day & Night | ICR |
| Day/Night Switch | day, night, auto, scheduled-switch |
| BLC | yes |
| WDR | 120 dB WDR |
| HLC | yes |
| 3D DNR | yes |
| Defog | yes |
| EIS | yes |
| Regional Exposure | yes |
| Regional Focus | yes |
| Image Settings | saturation, brightness, contrast, sharpness |
| White Balance | auto, ATW, sodium lamp, fluorescent lamp, indoor, outdoor, MWB, Locked WB |
| Digital Zoom | 16 × |
| Optical Zoom | 25 × |
| Privacy Mask | up to 24 masks, polygon region, mosaic mask, mask color configurable |
| SNR | > 52dB |
| Lens | |
| Focal Length | 4.8 mm to 120 mm, 25 × Optical |
| Zoom Speed | approx. 3.6 s |
| FOV | 57.6° to 2.5° (Wide-Tele) |
| Aperture | F1.6 |
| PTZ | |
| Movement Range (Pan) | 360° |
| Movement Range (Tilt) | -15° to 90° (auto flip) |
| Pan Speed | pan speed: configurable from 0.1° to 120°/s; preset speed: 120°/s |
| Tilt Speed | tilt speed: configurable from 0.1° to 80°/s, preset speed 80°/s |
| Proportional Zoom | yes |
| Presets | 300 |
| Patrol Scan | 8 patrols, up to 32 presets for each patrol |
| Pattern Scan | 4 pattern scans |
| Power-off Memory | yes |
| Park Action | preset, pattern scan, patrol scan, auto scan, tilt scan, random scan, frame scan, panorama scan |
| 3D Positioning | yes |
| PTZ Status Display | yes |
| Preset Freezing | yes |
| Scheduled Task | preset, pattern scan, patrol scan, auto scan, tilt scan, random scan, frame scan, panorama scan, dome reboot, dome adjust, aux output |
| Video | |
| Max. Resolution | 2560 × 1440 |
| Stream Type | main stream, sub-stream, third stream |
| Main Stream | 50Hz: 25fps (2560 × 1440, 1920 × 1080, 1280 × 960, 1280 × 720) 60Hz: 30fps (2560 × 1440, 1920 × 1080, 1280 × 960, 1280 × 720) |
| Sub-Stream | 50Hz: 25fps (704 × 576, 640 × 480, 352 × 288); 60Hz: 30fps (704 × 480, 640 × 480, 352 × 240) |
| Third Stream | 50Hz: 25fps (1920 × 1080, 1280 × 960, 1280 × 720, 704 × 576, 640 × 480, 352 × 288); 60Hz: 30fps (1920 × 1080, 1280 × 960, 1280 × 720, 704 × 480, 640 × 480, 352 × 240) |
| Video Compression | H.265, H.264, MJPEG |
| Video Bit Rate | 32 kbps to 16384 kbps |
| H.264 Type | baseline profile, main profile, high profile |
| H.265 Type | main profile |
| H.264+ | yes |

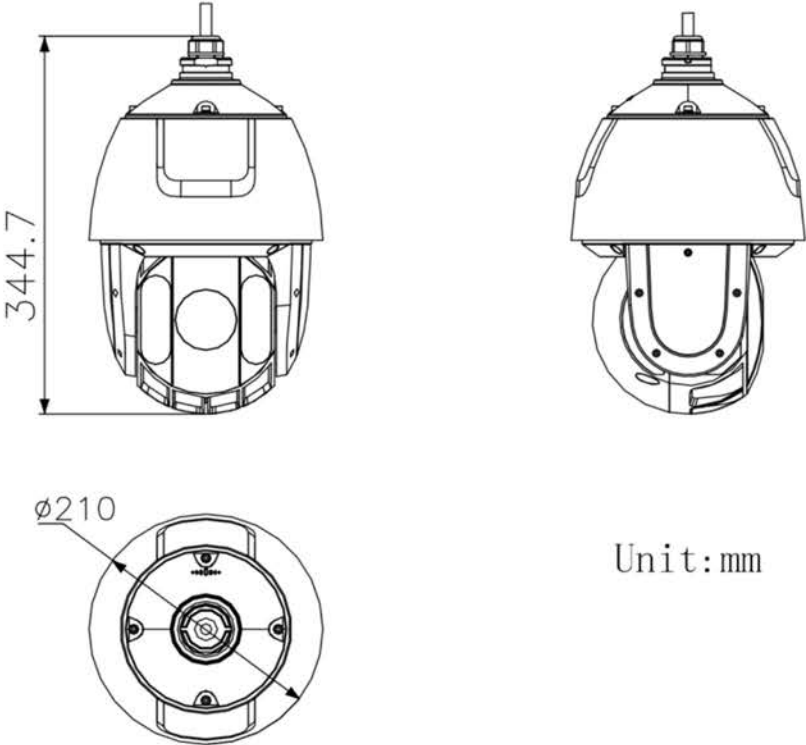
| | |
|-------------------------------|---|
| H.265+ SVC | yes yes |
| ROI | dynamic face tracking, fixed region, main stream, sub-stream and third stream respectively support eight fixed areas |
| Audio | |
| Audio Compression | G.711alaw, G.711ulaw, G.722.1, G.726, MP2L2, PCM |
| Audio Bit rate | MP2L2: 32 kbps, 40 kbps, 48 kbps, 56 kbps, 64 kbps, 80 kbps, 96 kbps, 112 kbps, 128 kbps, 144 kbps, 160 kbps, 192 kbps |
| Audio Sampling Rate | MP2L2: 16 kHz, 32 kHz, 48 kHz, PCM: 8 kHz, 16 kHz, 32 kHz, 48 kHz |
| Environment Noise Filtering | yes |
| Smart Features | |
| Face Capture | yes |
| Basic Event | audio exception, motion detection, alarm input, alarm output, video tampering alarm, exception |
| Smart Event | intrusion detection, line crossing detection, region entrance detection, region exiting detection, unattended baggage detection, object removal detection |
| Smart Tracking | manual tracking, event tracking, auto-tracking |
| Smart Record | ANR, Dual-VCA |
| Alarm Linkage | preset, patrol scan, pattern scan, memory card video recording, alarm output, sending email, notify surveillance center, upload to FTP, smart tracking |
| Perimeter Protection | Line crossing, intrusion, region entrance, region exiting Support alarm triggering by specified target types (human and vehicle) |
| Network | |
| Network Storage | NAS (NFS, SMB/ CIFS), ANR |
| Protocols | IPv4/IPv6, HTTP, HTTPS, 802.1x, Qos, FTP, SMTP, UPnP, SNMP, DNS, DDNS, NTP, RTSP, RTCP, RTP, TCP/IP, UDP, IGMP, ICMP, DHCP, PPPoE, Bonjour |
| API | ISAPI, Hikvision SDK, Hik-Connect, ONVIF (Profile S, Profile G, Profile T), ISUP |
| Simultaneous Live View | 20 |
| User/Host | 32 |
| Smooth Streaming | yes |
| Security Measures | Authenticated username and password, MAC address binding, HTTPS encryption, 802.1X authenticated access, IP address filter |
| Client | iVMS-4200, Hik-Connect, HikCentral |
| Web Browser | IE 8 to 11, Chrome 57+, Firefox 52+, Safari 12+ |
| Interface | |
| Communication Interface | RJ45, self-adaptive 10M/100M Ethernet port |
| On-board Storage | support microSD/microSDHC/microSDXC cards, up to 256 GB , |
| Alarm Input | 2 alarm inputs |
| Alarm Output | 1 alarm output |
| Audio Input | 1 audio input |
| Audio Output | 1 audio output, line level, impedance: 600 Ω |
| Supplement Light | |
| IR Distance | 150 m |
| General | |
| Power | 24 VAC, Hi-PoE |
| Power Consumption and Current | Max. 30 W, including max. 10 W for IR |
| Operating Conditions | -30°C to 65°C (-22°F to 149°F); humidity lower than 90%RH |
| Reset | yes |
| Material | ADC 12, PC+10% GF |
| Dimensions | Φ 208 mm × 345 mm (Φ 8.19" × 13.58") |
| Weight | Approx. 3.3 kg (7.28 lb) |
| Approval | |
| Protection | IP66 Standard, 6000V Lightning Protection, Surge Protection and Voltage Transient Protection |

▪ DORI

The DORI (detect, observe, recognize, identify) distance gives the general idea of the camera ability to distinguish persons or objects within its field of view. It is calculated based on the camera sensor specification and the criteria given by EN 62676-4: 2015.

| DORI | Detect | Observe | Recognize | Identify |
|-----------------|----------------------|---------------------|---------------------|--------------------|
| Definition | 25 px/m | 63 px/m | 125 px/m | 250 px/m |
| Distance (Tele) | 2200.0 m (7217.8 ft) | 873.0 m (2864.2 ft) | 440.0 m (1443.6 ft) | 220.0 m (721.8 ft) |

▪ **Dimension**



- **Accessory**
- **Included**



DS-1602ZJ
Wall Mount

▪ **Optional**



DS-1604ZJ-Box-Corner
Wall Mount with Junction
Box



DS-1604ZJ-Box
Wall Mount with Junction
Box



DS-1604ZJ
Wall Mount



DS-1619ZJ
Gooseneck Mount



DS-1682ZJ
Extendable Pole for Pendant Mount



DS-1604ZJ-pole
Vertical Pole Mount



DS-1604ZJ-Box-Pole
Vertical Pole Mount with Junction Box



DS-1604ZJ-Corner
Corner Mount



DS-1661ZJ
Pendant Mount



DS-1663ZJ
Ceiling Mount



DS-1681ZJ
Installation Adapter



DS-1673ZJ
Horizontal Pole Mount



DS-1660ZJ
Parapet Wall Mount



DS-1662ZJ
Pendant Mount



DS-1667ZJ
Extendable Pole for Pendant Mount



HKA-A24250-230(EU)
HKKD-12077(USA)
HKA-A24250-230-BS(UK)
PSE-A1525/5060(JP)
Power Adapter



DS-1005KI
USB Joy-stick



LAS60-57CN-RJ45
Hi-PoE midspan



DS-1100KI
Network Keyboard

**DS-1673ZJ should be used with DS-1661ZJ or DS-1602ZJ.*

▪ Available Model

DS-2DE5425IW-AE (S5)

Distributed by

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sales.korea@hikvision.com

Hikvision Poland
T +48-22-460-01-50
info.pl@hikvision.com

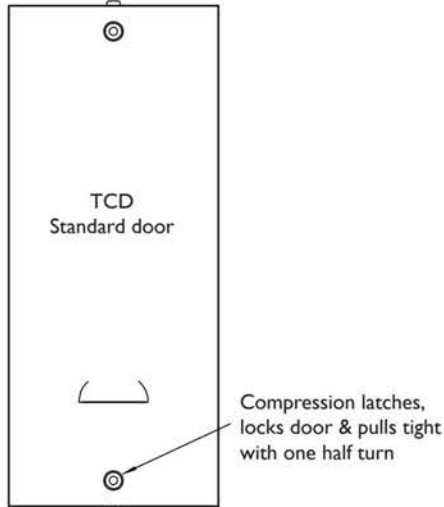
Hikvision Indonesia
T +62-21-2933759
Sales.Indonesia@hikvision.com

Hikvision Colombia
sales.colombia@hikvision.com

Optional Extras

Door Options

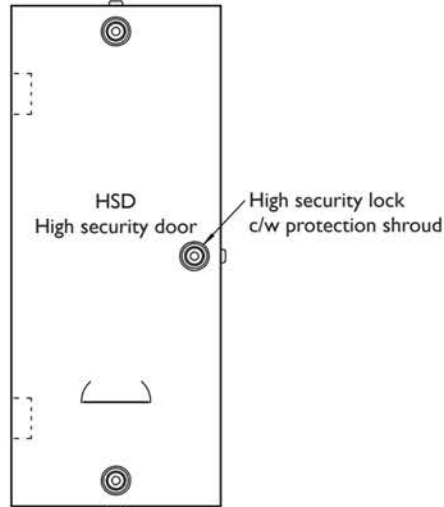
Moderate risk area
2 point locking



One key required

- Louvered door
- Close fitting and flush door
- Self grip rubber door seal
- Secure compression locks
- Earthing lugs

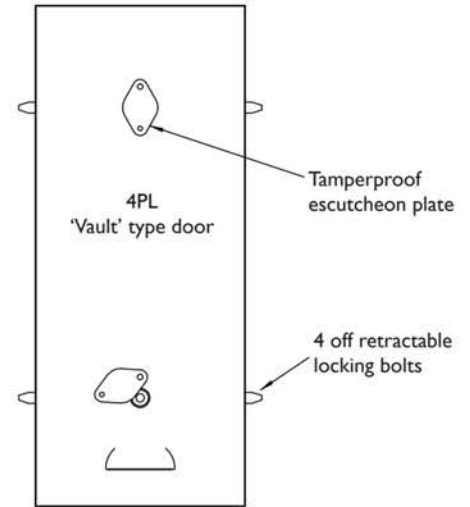
High risk area
3 point locking



Two keys required

- Louvered door
- Close fitting and flush door
- Self grip rubber door seal
- 2 secure compression locks and 1 high security lock
- Earthing lugs
- Protection shrouds for each lock

Very high risk area
4 point locking



Three keys required

- Louvered door
- Close fitting and flush door
- 2 high security locks
- Earthing lugs
- Tamperproof escutcheons for each lock
- Stainless steel locking mechanism



DS-2CD2683G0-IZS

8 MP IR Varifocal Bullet Network Camera



Key Features

- 1/2.5" Progressive Scan CMOS
- 3840 × 2160 @15 fps
- 2.8 to 12 mm varifocal lens
- Color: 0.01 Lux @ (F1.2, AGC ON), 0.018 Lux @ (F1.6, AGC ON), 0 Lux with IR
- H.265+, H.265, H.264+, H.264
- 2 Behavior analyses
- 120dB WDR
- BLC/3D DNR/ROI/HLC
- IP66, IK10
- Built-in micro SD/SDHC/SDXC card slot, up to 128 GB



Specifications

| Camera | |
|-----------------------------|---|
| Image Sensor | 1/2.5" Progressive Scan CMOS |
| Min. Illumination | Color: 0.01 Lux @ (F1.2, AGC ON), 0.018 Lux @ (F1.6, AGC ON), 0 Lux with IR |
| Shutter Speed | 1/3 s to 1/100,000 s |
| Slow Shutter | Yes |
| Day & Night | IR Cut Filter |
| Digital Noise Reduction | 3D DNR |
| WDR | 120dB |
| 3-Axis Adjustment | Pan: 0° to 355°, tilt: 0° to 90°, rotate: 0° to 355° |
| Lens | |
| Focal Length | 2.8 to 12 mm |
| Lens Type | Motorized |
| Aperture | F1.6 |
| Focus | Auto |
| FOV | Horizontal field of view: 105° to 34.5° Vertical field of view: 55° to 19° Diagonal field of view: 125° to 40° |
| Lens Mount | Φ14 |
| IR | |
| IR Range | Up to 50 m |
| Wavelength | 850nm |
| Compression Standard | |
| Video Compression | Main stream: H.265/H.264 Sub-stream: H.265/H.264/MJPEG Third stream: H.265/H.264 |
| H.264 Type | Main Profile/High Profile |
| H.264+ | Main stream supports |
| H.265 Type | Main Profile |
| H.265+ | Main stream supports |
| Video Bit Rate | 32 Kbps to 16 Mbps |
| Audio Compression | G722.1/G.711/G726/MP2L2/PCM/MP3 |
| Audio Bit Rate | 64Kbps(G.711)/16Kbps(G.722.1)/16Kbps(G.726)/32-192Kbps(MP2L2)/8Kbps-320Kbps(MP3) |
| Smart Feature-set | |
| Smart Event | Line crossing detection, intrusion detection, face detection |
| Basic Event | Motion detection, video tampering alarm, exception (network disconnected, IP address conflict, illegal login, HDD full, HDD error) |
| Linkage Method | Trigger recording: memory card, network storage, pre-record and post-record Trigger captured pictures uploading: FTP, HTTP, NAS, Email Trigger notification: HTTP, ISAPI, alarm output, Email |
| Region of Interest | Support 1 fixed region for main stream and sub-stream |
| Image | |
| Max. Resolution | 3840 × 2160 |
| Main Stream | 50Hz: 12.5 fps (3840 × 2160), 20fps (3072 × 1728), 25 fps (2560 × 1440, 1920 × 1080, 1280 × 720) 60Hz: 15 fps (3840 × 2160), 20fps (3072 × 1728), 30 fps (2560 × 1440, 1920 × 1080, 1280 × 720) |

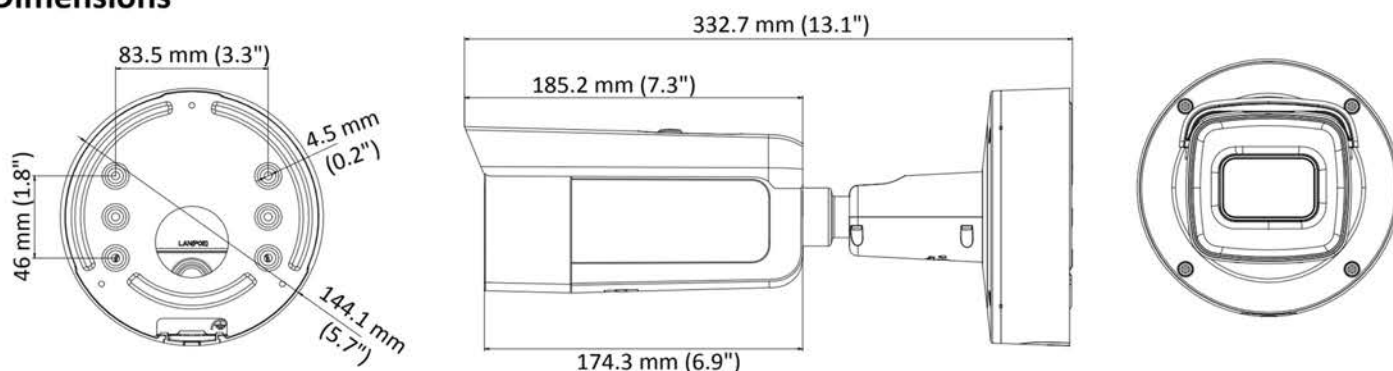
| | |
|--|--|
| Sub-Stream | 50Hz: 25fps (640 × 480, 640 × 360, 320 × 240) 60Hz: 30fps (640 × 480, 640 × 360, 320 × 240) |
| Third Stream | 50Hz: 25fps (1280 × 720, 640 × 360, 352 × 288) 60Hz: 30fps (1280 × 720, 640 × 360, 352 × 240) |
| Image Enhancement | BLC/3D DNR/HLC |
| Image Settings | Saturation, brightness, contrast, sharpness, AGC, and white balance by client software or web browser |
| Target Cropping | No |
| Day/Night Switch | Day/Night/Auto/Schedule/Triggered by Alarm In |
| * Note: When the main stream resolution is 3840 × 2160, max frame rate is 12.5(50Hz)/15 fps(60Hz) for all streams. When the main stream resolution is 3072 × 1728, max frame rate is 20 fps for all streams. | |
| Network | |
| Network Storage | Support Micro SD/SDHC/SDXC card (128G), local storage and NAS (NFS,SMB/CIFS), ANR |
| Protocols | TCP/IP, UDP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, RTCP, PPPoE, NTP, UPnP, SMTP, SNMP, IGMP, 802.1X, QoS, IPv6, UDP, Bonjour, SSL/TLS |
| General Function | Anti-flicker, three streams, heartbeat, mirror, privacy masks, password reset via e-mail, pixel counter, HTTP listening |
| API | ONVIF (PROFILE S, PROFILE G, PROFILE T), ISAPI, SDK |
| Security | Password protection, complicated password, HTTPS encryption, 802.1X authentication (EAP-TLS 1.2, EAP-LEAP, EAP-MD5), watermark, IP address filter, basic and digest authentication for HTTP/HTTPS, WSSE and digest authentication for ONVIF, TLS1.2 |
| Simultaneous Live View | Up to 6 channels |
| User/Host | Up to 32 users 3 levels: Administrator, Operator and User |
| Client | iVMS-4200, Hik-Connect, Hik-Central |
| Web Browser | Plug-in required live view: IE8+ Plug-in free live view: Chrome 57.0+, Firefox 52.0+, Safari 11+ Local Service: Chrome 41.0+, Firefox 30.0+ |
| Interface | |
| Audio | 1 input (line in, 3.5 mm), 1 output (line out, 3.5 mm), mono sound |
| Alarm | 1 input, 1 output (max. 12 VDC, 30 mA), terminal block |
| Communication Interface | 1 RJ45 10M/100M self-adaptive Ethernet port |
| Video Output | 1Vp-p composite output (75 Ω) (For adjustment only) |
| On-board storage | Built-in Micro SD/SDHC/SDXC slot, up to 128 GB |
| SVC | H.264 and H.265 encoding support |
| Reset Button | Yes |
| Audio | |
| Environment Noise Filtering | Yes |
| Audio Sampling Rate | 8kHz/16kHz/32kHz/44.1kHz/48kHz |
| General | |
| Operating Conditions | -30 °C to +60 °C (-22 °F to +140 °F), humidity 95% or less (non-condensing) |
| Web Client Language | 32 languages English, Russian, Estonian, Bulgarian, Hungarian, Greek, German, Italian, Czech, Slovak, French, Polish, Dutch, Portuguese, Spanish, Romanian, Danish, Swedish, Norwegian, Finnish, Croatian, Slovenian, Serbian, Turkish, Korean, Traditional Chinese, Thai, Vietnamese, Japanese, Latvian, Lithuanian, Portuguese (Brazil) |
| Power Supply | 12 VDC ± 25%, terminal block PoE (802.3at, class 4) |
| Power Consumption and Current | 12 VDC, 1.2A, max. 14.5W PoE (802.3at, 42.5V to 57V), 0.5A to 0.3A, max. 18W |

| | |
|------------------|-----------------------------------|
| Protection Level | IP66, IK10 |
| Material | Metal |
| Dimensions | Φ144.1 × 332.7 mm (Φ5.7" × 13.1") |
| Weight | Camera: 1893 g (4.2 lb.) |

Available Model:

DS-2CD2683G0-IZS(2.8 to 12 mm)

Dimensions



Accessories



DS-1475ZJ-SUS

Vertical Pole Mount



DS-1476ZJ-SUS

Corner Mount



DS-1275ZJ-S-SUS

Vertical Pole Mount

Distributed by



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AMG8870F-06 SKYWAVE III™ WIRELESS RADIO



Outdoor Wireless Radio

Optimised for long range point to point and point to multipoint applications.



[AMG8870F-06]

| | | | | | |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
| Gigabit x1 | Wireless Up to 6km | Waterproof IP66 | Temp -40~+65°C | PSU 24V passive | Secure 802.1x |

OVERVIEW

The AMG8870F-06 delivers the highest performance and stability available in the 5GHz 802.11ac class. The product combines a highly advanced radio core containing MIMO 2x2 technology with integrated, high-gain, dual polarization directional antenna.

The feature-rich operating system is optimised for ultra-high performance wireless communication, 450 Mbps throughput - the result of a powerful hardware platform with 802.11ac technology based radio and a proprietary data transmission protocol Smart Station Coordination Function (SSCF). Incorporating a QCA 9563 CPU (750 MHz), a QCA 9882 radio and 64 MBytes of RAM and 16 Mbytes of flash memory, the AMG8870F-06 radio is an ideal solution for capacity demanding applications.

The 24V Gigabit Ethernet port (passive PoE) allows utilising the full capacity of the radio when used in a point-to-point or point-to-multipoint network design.

FEATURES

- Base station / Satellite, PtP
- Smart Station Coordination Function (SSCF)
- Up to 6km (integrated antenna)
- Up to 450Mbps compressed video throughput
- 5/10/20/40/80MHz Channelization support
- User Configurable gain up to 23dBm (30dBm max)
- 24V passive PoE
- Extremely compact and light
- IP66 Rated Enclosure
- -40°C to +65°C Operating Range

Specifications.

Wireless.

| | |
|----------------------|--|
| WLAN Standard | IEEE 802.11 a/n/ac, SSCF |
| Radio Mode | MIMO 2x2 |
| Radio Frequency Band | 5.150 - 5.850 GHz models (FCC 5.150-5.250 and 5.725-5.850GHz) |
| Transmit Power | Up to 30dBm (Country Dependent) |
| Channel Size | 5, 10, 20, 40, 80 MHz |
| Modulation Schemes | 802.11 a/n: OFDM (64-QAM, 16-QAM, QPSK, BPSK) 802.11 ac: OFDM (256-QAM, 64-QAM, 16-QAM, QPSK, BPSK) |
| Data Rates | 802.11 ac@40MHz: 400, 360, 300, 270, 240, 180, 120, 90, 60, 30 Mbps 802.11 ac@80MHz: 866, 780, 650, 585, 520, 390, 260, 195, 130, 65 Mbps |
| Error Correction | FEC, LDPC |
| Duplexing Scheme | Time Division Duplex |
| MTBF | 450,000 hrs |

Antenna.

| | |
|------|---|
| Type | Integrated dual-polarized 16° directional panel antenna |
| Gain | 20dBi |

Ethernet.

| | |
|-----------|--------------------------|
| Interface | 10/100/1000 Base-T, RJ45 |
|-----------|--------------------------|

Software.

| | |
|--------------------------|--|
| Wireless Operating Modes | Access point (auto WDS), access point, station (WDS), station (ARP NAT) |
| Wireless Techniques | Smart station polling, smart auto-channel, adaptive auto modulation, automatic transmit power control (ATPC) |
| Wireless Security | WPA/WPA2 personal, WPA/WPA2 enterprise, WACL, user isolation |
| Wireless QoS | 4 queues prioritization |
| Network Operating Modes | Bridge, router IPv4, router IPv6 |
| Network Techniques | Routing with and without NAT, VLAN |
| WAN Protocols | Static IP, DHCP client, PPPoE client |
| Services | DHCP server, SNMP, NTP client, router advertisement daemon, ping watchdog |
| Management | HTTP(S) GUI, SSH, SNMP read, WNMS, Telnet |
| Tools | Site survey, link test, antenna alignment |

Physical.

| | |
|------------|---------------------------------------|
| Dimensions | Width 183mm, Height 184mm, Depth 87mm |
| Weight | 413g |
| Mounting | Pole mounting bracket included |

Power.

| | |
|-----------------------|--|
| Power supply | 24VDC passive PoE (24V passive PoE adapter is included in the package) |
| Power Source | 100 - 240VAC |
| Max Power Consumption | 10W |

Specifications.

Environmental.

| | |
|-----------------------|-----------------------------|
| Operating Temperature | -40°C to +65°C |
| Humidity | 0% to 90% Relative Humidity |

Management.

| | |
|-------------------|--|
| System Monitoring | SNMP v1/2c/3 server, Syslogs, system alerts via e-mail and SNMP trap |
| Configuration | Web UI |

Regulatory.

| | |
|---------------|-----------|
| Certification | FCC/IC/CE |
|---------------|-----------|

Wireless performance.

| 40 MHz | Modulation, Mbps | 400 | 360 | 300 | 270 | 240 | 180 | 120 | 90 | 60 | 30 |
|--------|--------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | TX Power, dBm | 26 | 27 | 28 | 29 | 30 | 30 | 30 | 30 | 30 | 30 |
| | Receive sensitivity, dBm | -70 | -72 | -76 | -78 | -80 | -84 | -87 | -92 | -94 | -95 |
| 80 MHz | Modulation, Mbps | 866 | 780 | 650 | 585 | 520 | 390 | 260 | 195 | 130 | 65 |
| | TX Power, dBm | 24 | 25 | 25 | 26 | 27 | 28 | 28 | 29 | 29 | 29 |
| | Receive sensitivity, dBm | -64 | -66 | -70 | -72 | -74 | -78 | -81 | -85 | -88 | -90 |

A selection of Antennae and Cable options are available on request.

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Manufacturer 

Smart Station Coordination Function (SSCF).

AMG's multiple client coordination, when the base-station is transmitting, decreases latency. The multi-coordination feature is operating in hybrid mode, when different client groups are divided into categories based on the client activity. More active stations are put in the main scheduler window, which performs a round-robin operation with every active CPE by allocating them a data slot as well as a time-slot for transmission (TDD) which is limited by the downlink/uplink ratio.

AMG's hardware accelerated QoS (allows prioritising mission critical data and delivery of different services). The hardware QoS is realised by re-using the available wireless multimedia extensions (WME) capability available in HCCA and EDCA standards. The lower priority queues, which are usually used for http, ftp, torrent etc. enables traffic only when a connected station receives the "permit-token" from the AP/BTS, otherwise the data is buffered until the token is received. The higher priority queues, like video or voice, which require low latency and jitter free performance are allowed to transmit data without receiving permission from the AP/BTS.

The dynamic uplink/downlink ratio (improves throughput for high density client scenarios, where downlink is more critical than uplink). The uplink/downlink ratio is controlled by the AP/BTS, which decides based on the amount of active clients in the scheduler, what ratio is appropriate for the current situation.



New form factor

The shape of the enclosure is now smaller, lighter but retains the IP-66 water protection rating. Smaller packaging reduces freight costs and makes them less obvious. The new design has no metal parts, which makes them lighter and corrosion resistant.

New mounting

The adjustable mounting bracket is very easy to assemble and install. It consists of two easy to connect parts that allow tilting the device up and down when installing on the pole. A metal strap is included to securely tighten the device. This design includes additional reinforcements and thicker materials to ensure survival in extreme climate conditions.

Part Numbers.

| | |
|---------------|--|
| AMG8870F-06 | Up to 450Mbps video, Integrated 16° directional antenna, Up to 6 km, Includes 1x radio and 1x pole bracket |
| AMG8870F-06-2 | Up to 450Mbps video, Integrated 16° directional antenna, Up to 6km, Pair of radios (Base + Satellite), Includes 2x radio and 2x pole bracket |

Recommended PSUs.

24VDC passive PoE adapter is included in the package.

NOTE: Passive PoE does not perform a handshake, so it is extremely important to know what PoE voltage your device requires before plugging in the Ethernet cable and powering it up. If you connect the wrong voltage you may cause permanent electrical damage to the device.

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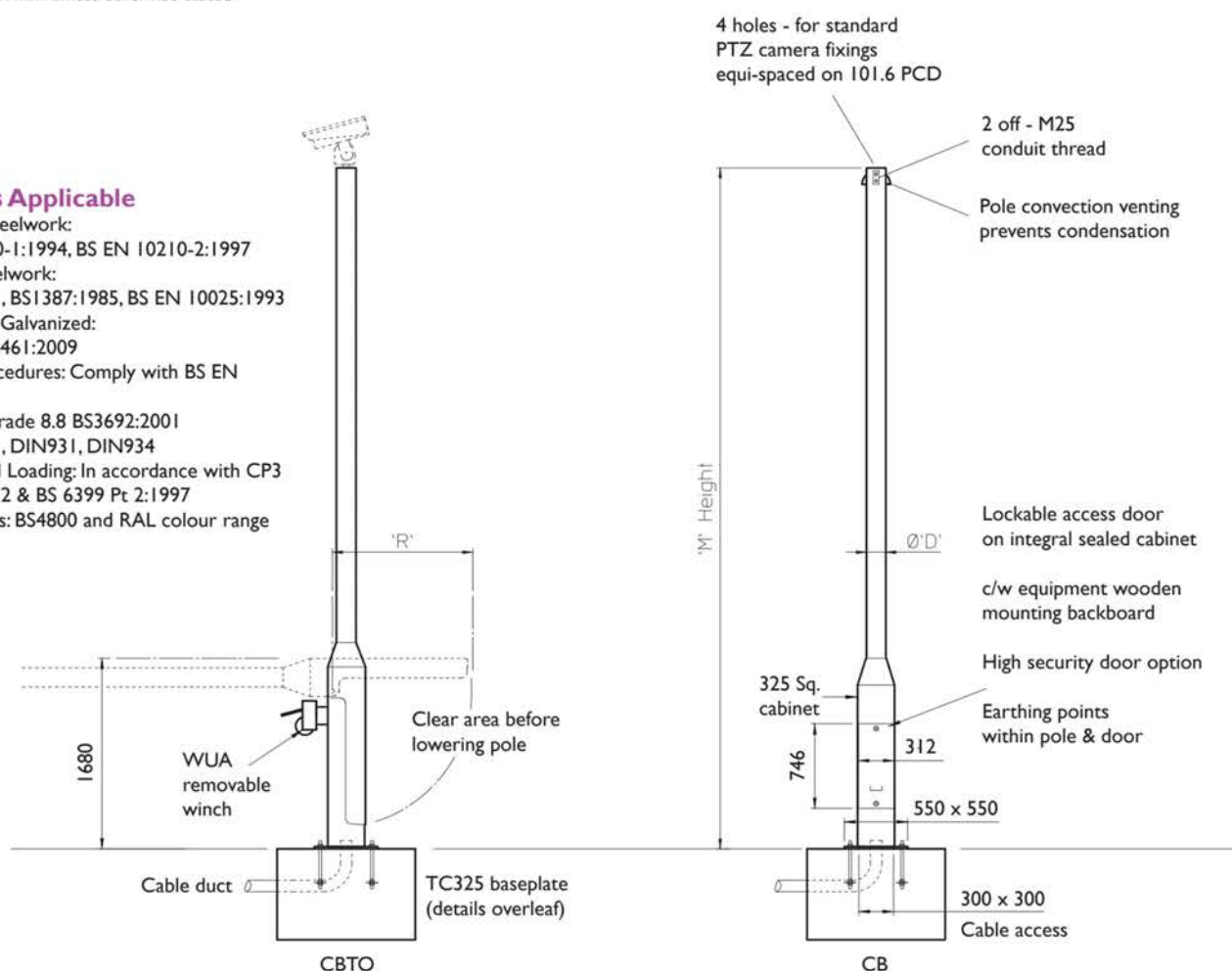
Technical Specification

| Model Ref. | 'M' Height | Tilting rear clearance 'R' | Maximum equipment capacity | Shaft diameter 'D' | Weight Kgs | Winch Selection |
|------------|------------|----------------------------|----------------------------|--------------------|------------|-----------------|
| CB4 | 4 metres | n/a | 25Kg. | Ø139 | 175Kgs. | n/a |
| CBTO4 | | 1220 | 25Kg. | Ø139 | 222Kgs. | WUA |
| CB5 | 5 metres | n/a | 25Kg. | Ø139 | 195Kgs. | n/a |
| CBTO5 | | 1220 | 25Kg. | Ø139 | 242Kgs. | WUA |
| CB6 | 6 metres | n/a | 25Kg. | Ø139 | 215Kgs. | n/a |
| CBTO6 | | 1220 | 25Kg. | Ø139 | 262Kgs. | WUA |
| CB8 | 8 metres | n/a | 25Kg. | Ø139 | 255Kgs. | n/a |
| CBTO8 | | 1220 | 25Kg. | Ø139 | 302Kgs. | WUA |

All dimensions in mm unless otherwise stated

Standards Applicable

- Structural Steelwork:
BS EN 10210-1:1994, BS EN 10210-2:1997
- General Steelwork:
BS1449:1991, BS1387:1985, BS EN 10025:1993
- Hot Dipped Galvanized:
BS EN ISO 1461:2009
- Welding Procedures: Comply with BS EN 1011-2:2001
- Fasteners: Grade 8.8 BS3692:2001
BS4190:2001, DIN931, DIN934
- Design Wind Loading: In accordance with CP3 chapter V Pt 2 & BS 6399 Pt 2:1997
- Paint Finishes: BS4800 and RAL colour range



Accessories & Adaptors

CB(TO)/ACB
 CB(TO)/Paint
 CB(TO)/SDA
 CB(TO)/SDA2
 CB(TO)/PTI-S2
 CB(TO)/TPTA
 CB(TO)/2SA
 CB(TO)/ISA

Anti-Climb Bracket
 Paint to BS4800 & RAL Colours
 Swept Dome Adaptor
 Swept Dome Adaptor Dual
 1 Pan & Tilt c/w 2 Static Adaptors
 Twin Pan & Tilt Adaptors
 Twin Static Adaptor
 Pan & Tilt - Single Fixed

CB(TO)/CS150-300
 CB(TO)/TBC
 CB(TO)/HSD-F
 CB(TO)/LS

Column Spacers 150mm-300mm
 Telemetry Clamp Bracket
 High Security Door Option
 Ladder Support

Product Ref & Ordering Information

CB TO 6
 325 Sq. Cabinet Based Column
 Tilt-Over Column
 Column Height in Metres

Base and Windload Specification

| Concrete Foundation Table X x Y x Z | | | | | | | |
|-------------------------------------|--------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Model Ref | Height | Area of Country | | | Area of Town | | |
| | | A | B | C | A | B | C |
| CB3 | 3m | 0.8x0.8x 0.4m Dp. | 0.8x0.8x 0.4m Dp. | 9x0.9x 0.45m Dp. | 0.8x0.8x 0.4m Dp. | 0.8x0.8x 0.4m Dp. | 0.8x0.8x 0.4m Dp. |
| CB4 CBT04 | 4m | 0.9x0.9x 0.45m Dp. | 0.9x0.9x 0.45m Dp. | 0.9x0.9x 0.45m Dp. | 0.8x0.8x 0.4m Dp. | 0.8x0.8x 0.4m Dp. | 0.9x0.9x 0.45m Dp. |
| CB5 CBT05 | 5m | 1.0x1.0x 0.5m Dp. | 1.0x1.0x 0.5m Dp. | 1.0x1.0x 0.5m Dp. | 0.9x0.9x 0.45m Dp. | 0.9x0.9x 0.45m Dp. | 1.0x1.0x 0.5m Dp. |
| CB6 CBT06 | 6m | 1.1x1.1x 0.55m Dp. | 1.1x1.1x 0.55m Dp. | 1.2x1.2x 0.6m Dp. | 1.0x1.0x 0.5m Dp. | 1.0x1.0x 0.5m Dp. | 1.1x1.1x 0.55m Dp. |
| CB8 CBT08 | 8m | 1.2x1.2x 0.6m Dp. | 1.3x1.3x 0.65m Dp. | 1.4x1.4x 0.7m Dp. | 1.1x1.1x 0.55m Dp. | 1.2x1.2x 0.6m Dp. | 1.2x1.2x 0.6m Dp. |

A minimum soil bearing pressure of 75 KN/m² is assumed



Installation Method

1. From the map, select location of installation
2. Excavate as per recommended area and depth
3. Assemble root base as shown in fig. 1
4. Insert root base into the hole ensuring that it is level and that the four studs protrude 60-70mm above the concrete foundation
5. Fit the cable duct if routing via the interior of the column. A plastic pipe of approximately 100mm outside diameter is recommended for this. Ensure this protrudes through the template by 50mm minimum.
6. Pour concrete ensuring that it is a mix of C35 to table 6 BS 8110 and then tamp down well
7. Fit the setting template over the four protruding studs, double-checking that they are level and that clear access can be gained to the cable duct if it is being used
8. Leave the concrete to cure for a minimum of 72 hours prior to attempting to erect the column
9. When fitting the column, ensure that the concrete base is in complete contact with the underside of the column and grout accordingly. Torque the nuts to 230-270 Nm (175-200 ft. lb.)
10. When the column has been fitted, protect the studs with a suitable protective coating. Denzo tape or similar is recommended for this

Foundation sizes are determined for three sets of wind speeds, which will cover most of the British Isles.

Area A = 44m/s (98mph)
Area B = 48m/s (107mph)
Area C = 52m/s (116mph)

Maximum gust speed is likely to be exceeded on average once every 50 years at 10m above the ground in open level country.

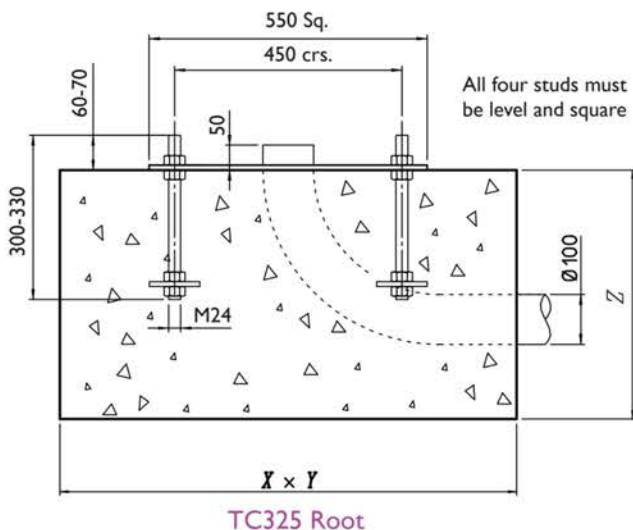
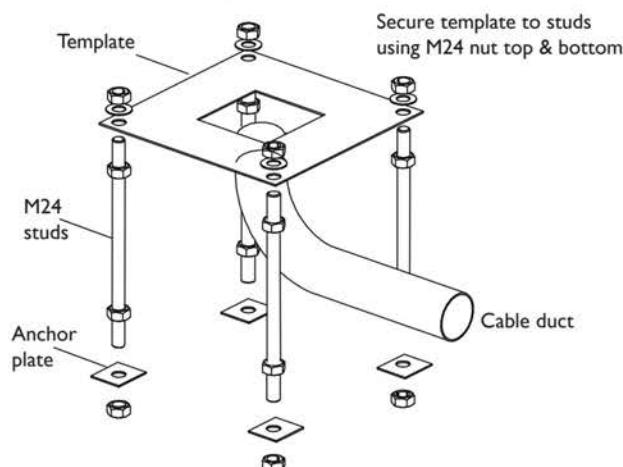
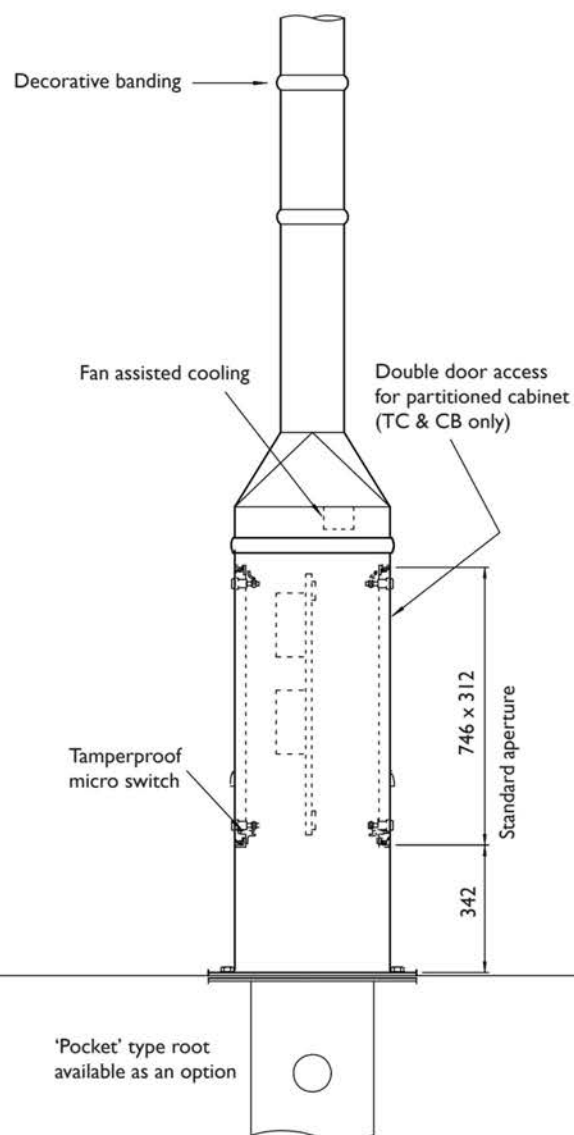
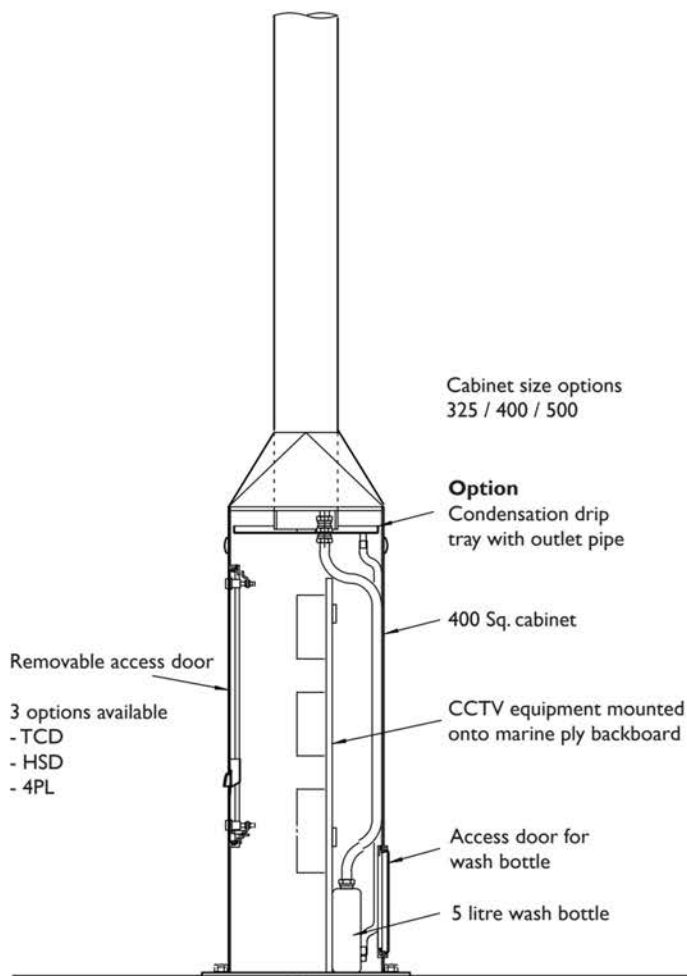
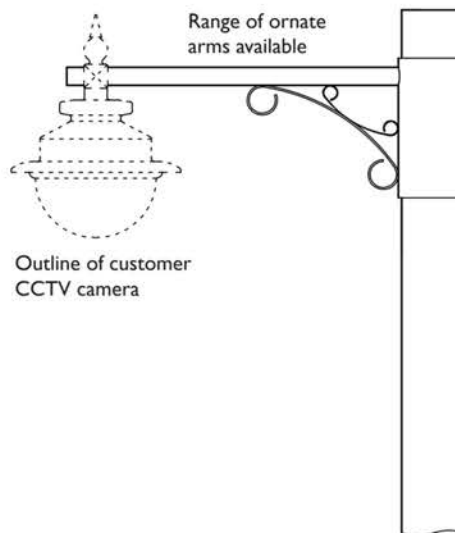
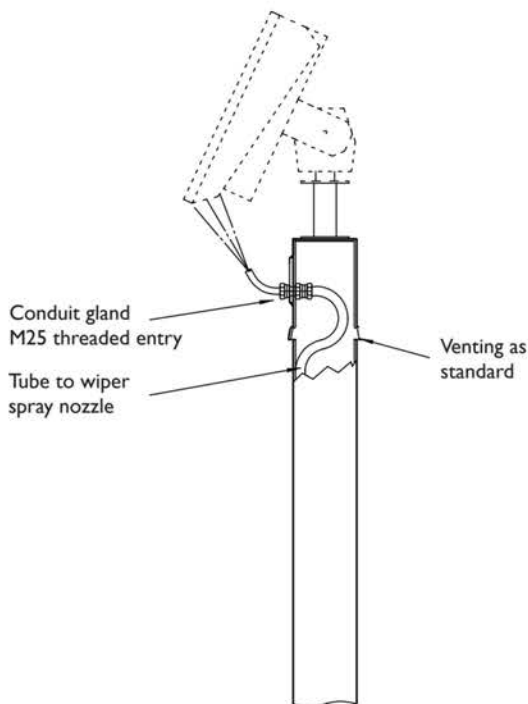


fig. 1

TC325 Root Assembly



Fixed & Tilt-Over Cabinet Base TC, CB, TCTO, CBTO Accessories



Appeals Report

Appeal Decisions received between 22/12/2021 and 27/01/2022

PLANNING APPEALS

| | | |
|---------------------------------|---|------|
| Total Appeal Decisions Received | 2 | |
| Dismissed | 2 | 100% |
| Allowed | 0 | 0% |
| Split | 0 | 0% |

Written Reps

Land Adjacent 4 James Croft Galleywood Chelmsford Essex

| | |
|------------------------------|--|
| Reference | 20/01249/FUL |
| Proposal | Construction of a single detached dwelling |
| Appeal Decision | Appeal Dismissed - 22/12/2021 |
| Key Themes | Design, character and appearance of the area; and The impact on the living conditions of existing occupiers, with particular reference to outlook and light |
| Agreed with CCC on | Poor design and out of character and harmful to the overall appearance of the area and harm to the occupiers of No. 4 James Croft with particular reference to loss of light and outlook |
| Disagreed with CCC on | N/A |
| Costs Decision | None |

59 Well Lane Stock Ingatestone Essex CM4 9LZ

| | |
|------------------------------|---|
| Reference | 20/01804/FUL |
| Proposal | Demolition of existing dwelling. Construction of new dwelling and detached double garage. |
| Appeal Decision | Appeal Dismissed - 10/01/2022 |
| Key Themes | Effect of development on the character and appearance of the area, in respect of a protected tree. |
| Agreed with CCC on | The development would be likely to result in pressure to remove the tree which would harm the character and appearance of the area. |
| Disagreed with CCC on | N/A |
| Costs Decision | None |

ENFORCEMENT APPEALS

| | | |
|---------------------------------|---|------|
| Total Appeal Decisions Received | 2 | |
| Dismissed | 0 | 0% |
| Allowed | 0 | 0% |
| Split | 2 | 100% |

Public Inquiry

Brooklands 182 Main Road Broomfield Chelmsford Essex CM1 7AJ

| | |
|------------------------------|---|
| Reference | 18/00380/ENFB |
| Proposal | Without planning permission, the material change of use of the land as an operating base for a landscape contractors business |
| Appeal Decision | Appeal Split Decision - 17/01/2022 |
| Grounds of Appeal | - whether the landscape contractors yard has been in operation for ten years and was in operation before 31 May 2009.- whether the steps to remedy the breach are excessive - whether the three month time period for compliance would be acceptable. |
| Agreed with CCC on | - Agreed that, on the balance of probabilities, the landscape contractors yard had not been in operation ten years prior to the date of the notice. - agreed that the steps to remedy the breach were acceptable. |
| Disagreed with CCC on | - Considered that the three month compliance period was too short. Extended it to six months. |
| Costs Decision | None |

Brooklands 182 Main Road Broomfield Chelmsford Essex CM1 7AJ

| | |
|------------------------------|---|
| Reference | 18/00380/ENFB |
| Proposal | Without planning permission, the material change of use of the land for storage that are not for purposes incidental to the enjoyment of the dwellinghouse as such |
| Appeal Decision | Appeal Split Decision - 17/01/2022 |
| Grounds of Appeal | - whether the storage is commercial storage or for the purposes incidental to the enjoyment of the dwellinghouse. - whether a material change of use has occurred. - whether the works to remedy the breach are acceptable. - whether the time period for compliance is acceptable. |
| Agreed with CCC on | |
| Disagreed with CCC on | - The Inspector considered that the storage is incidental to the enjoyment of the dwellinghouse and not commercial. |
| Costs Decision | None |

TREES APPEALS

| | | |
|---------------------------------|---|------|
| Total Appeal Decisions Received | 1 | |
| Dismissed | 0 | 0% |
| Allowed | 1 | 100% |
| Split | 0 | 0% |

Householder

41 Maltese Road Chelmsford CM1 2PB

| | |
|------------------------------|---|
| Reference | 20/05190/TPO |
| Proposal | T1 - Oak - Reduce crown by 3 metres and thin by approximately 5%. Reasons - Tree has become too large blocking all sunlight into the surrounding gardens behind. It is starting to move fence posts and gravel boards in the gardens behind. This will allow some |
| Appeal Decision | Appeal Allowed - 10/01/2022 |
| Key Themes | The effect of the crown reduction and thinning on the character and appearance of the surrounding area and whether there are sufficient reasons to justify the works. |
| Agreed with CCC on | The condition of the tree and the impact it has to the property. |
| Disagreed with CCC on | The thinning works are low intensity. The tree has limited public visibility and the crown reduction would have a limited impact on the character and appearance of the area. |
| Costs Decision | None |