



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

7th November 2023

Item 6

23/00195/FUL - Garages Rear Of 27 Medway Close Chelmsford Essex

Fire Appliance Tracking

A proposed tracking drawing has been added to the green sheet for the benefit of the Planning Committee. The tracked drawing has been updated to reflect the correct measurements and reversing distances for the largest type of fire appliance vehicle, as set out in Fire Safety: Approved Document B.

Neighbouring Access Rights

At the last Planning Committee (3rd of October), a local resident (No. 28 Medway Close) claimed to have access rights shown on their deeds. Property Services, as landowner, have since confirmed that No. 28 Medway Close does have a legal right of access which must be maintained by the proposed development. There would be no conflict with the development proposals and the legal right of access to this property. Members were shown this property access at the site visit.

Conditions

During the Members' visit site levels relative to the surrounding housing were noted – based on OS data properties to the north are around 0.5 - 1 metre higher than the existing site level at northern boundary. The drainage scheme forming part of the application provides existing and proposed scheme levels (site only – not surroundings) confirming that finished site levels will be very close to existing site levels, and that even though ground floor of houses are raised up to provide flood resilience (between 300-500mm), that internal floor level would not exceed existing land level at the northern site boundary. To ensure levels are adhered to, the following condition is to be added to the officer recommendation (Condition 25). This condition would require the applicant to confirm details of finished levels of the site in relation to surrounding levels for LPA agreement:

Prior to any construction works, detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and neighbouring

buildings shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policies DM23, DM26 and DM29 of the Chelmsford Local Plan.

At the site visit the level change to the west (between the site and the woodland belt) was noted, as was containment of the proposed surface water drainage system. The officer recommendation in relation to Condition 18 (to secure details of hard and soft landscaping) has therefore been updated at criterion (ii) to include details of all **retaining walls** and is proposed to read:

Notwithstanding the approved drawings, within 6 months of commencement of development a comprehensive specification of all hard and soft landscaping works and content shall have been submitted to and approved in writing by the local planning authority to include written specification, layouts and large-scale drawings as necessary of the following:

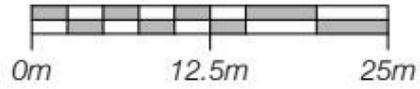
- i. hard materials setting out (including laying patterns),*
- ii. details of any steps/ramps, **retaining walls**,*
- iii. lighting (to streets/spaces),*
- iv. existing trees, hedges or other soft features to be retained,*
- v. definitive planting specification containing species and sizes,*
- vi. tree pits, root barriers and staking,*
- vii. any in-built method(s) of irrigation*
- viii. maintenance plan(s) for all of the above*

All external areas of the development as approved shall be laid out, planted, equipped and implemented in accordance with the agreed specifications prior to the occupation of 90% of the approved dwellings unless the local planning authority formally agrees to a varied timetable and shall be permanently retained thereafter in accordance with a management plan, as approved.

If within a period of 5 years from the date of planting any element of the soft landscaping scheme or retained landscaping (or any replacement planting to which this same provision would also apply), is removed, uprooted, or destroyed, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or landscaping feature of the same size and species as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason:

Whilst drawings 3556:02/G and 004/D provide detail sufficient to determine the application, further information is required to ensure the specification of external areas sufficient. Implementation in accordance with full details is necessary to comply with Policies DM13, DM16 and DM23 of the adopted Chelmsford Local Plan (May 2020).



Accommodation Schedule

Plot No.	Accommodation	Area (m ²)	Amenity (m ²)
01	4 Bedroom 6 person house	110	108
02	4 Bedroom 6 person house	110	104
03	4 Bedroom 6 person house	110	104
04	4 Bedroom 6 person house	110	104
05	4 Bedroom 6 person house	110	110
06	1 Bedroom 2 person apartment	60	4
G1/2	Private Double Garage	42	

Key:
 (See in conjunction with submitted landscaping proposal plan 2022.51.004)

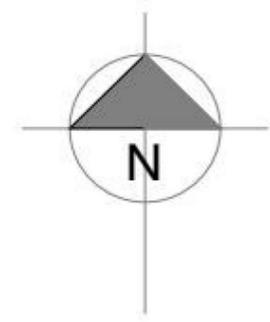
- Retained Tree
- Proposed Tree
- Permeable standing
- Permeable pavers
- Cycle Stores
- Bins
- 1800mm h. close boarded timber fence
- 1800mm h. 225mm thick external brick wall

revision
 issue
 client
 Chelmsford City Council
 project
 Medway Close, Chelmsford
 title
 Proposed Block Plan

john finch partnership
 chartered architects & town planning consultants

88 Broomfield Road
 Chelmsford CM1 1SS
 01245 354319/250780
 admin@johnfinchpartnership.co.uk

www.johnfinchpartnership.co.uk
 date 18.10.2023 scale 1:500 @ A3
 drawn jm/jh checked jm
 dwg no 3556:02 revision G



Site Area= 0.23ha