



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

21 January 2025

Item 8

**23/01105/FUL – Land West of the Fox and Raven, Chelmer Village Way,
Chelmer Village, Chelmsford, Essex**

- **Amendment to condition 20 to include brick detailing (p):**

Condition 20

Prior to their installation large scale drawings shall be submitted to and approved by the local planning authority showing details of the following :-

- (a) Fenestration, including elevations, the setback from face brickwork, sections through the head, jamb and cill, and details of stiles, mullions, meeting rails and glazing bars;
- (b) Eaves, verges, hips and ridges;
- (c) Doors, door casings and surrounds;
- (d) Brick detailing;
- (e) Rainwater goods and soil or vent pipes;
- (f) Balconies;
- (g) Chimneys and flues;
- (h) Vents and extractor fans;
- (i) Meter boxes
- (j) Soffit, gutter brackets and verges
- (l) Security lighting and video cameras
- (m) Tile or ridge vents
- (n) plinths
- (p) Brick detailing

- **Amend condition 44 to the following:**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no windows or other openings other than those expressly authorised by this permission shall be constructed or inserted

within the walls or roof of plots 1, 2, 3, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42

Reason:

To ensure the proposed development is visually satisfactory, does not detract from the character or appearance of the Conservation Area and adjacent heritage assets and to safeguard the privacy of the occupiers within the development in accordance with Policy DM13 and Policy DM29 of the Chelmsford Local Plan.

Amendment to condition 7 to secure the bund in perpetuity

Condition 7

The bund shall be constructed prior to the commencement of above ground works with the final details and long-term management and maintenance plan previously submitted and approved in writing by the local planning authority.

The bund shall be constructed and maintained in accordance with the approved details and the bund shall be retained in perpetuity.

Reasons:

To ensure the development is visually satisfactory and made safe for future residents in accordance with Policies DM18 and DM23 of the Chelmsford Local Plan.

Para. 3.2.

Amend accommodation mix to;

Affordable Rent

8 x 2 bedroom flat
2 x 2 bedroom FOG (flat over garage)
3 x 3 bedroom flat/duplex
2 x 1 bedroom flat
9 x 4 bedroom house

Shared Ownership

4 x 1 bedroom flat
4 x 2 bedroom FOG
10 x 2 bedroom flat
2 x 2 bedroom house
2 x 3 bedroom house
9 x 4 bedroom house

Item 9

24/01468/FUL – Pippins Place, Helmons Lane, West Hanningfield, Chelmsford, Essex, CM2 8UW

Paragraph 6.21

A part of this paragraph reads: *The proposed first floor windows in the southern elevation of house 2 serve a bathrooms and will be obscure glazed.*

Amended to read as below

The proposed first floor window in the southern elevation of house 2 serves a bedroom and will be obscure glazed'.

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Local residents

Comments

Representations received – needs summarising

Please find below in red the actual summarised comments that should have been included in this section.

Summary of Reps

Representations received – 5 Comments have been received from local residents. All 5 of these comments object to the application. A summary of these comments follows:

Design, scale and appearance:

- The site is unsuitable for two dwellings.
- Development out of character with the local area.
- Overdevelopment of the site.
- Development is incongruous as its significantly larger than existing bungalow.
- The height of the buildings would be too tall.

Neighbour relationships:

Overlooking of Dewi Sant from proposed first floor side facing obscure glazed window.

Height of development overpowering to Dewi Sant.

Parking, highways and access:

- Insufficient parking for two dwellings. On plot parking is inadequate.
- Proposed garages are unsuitable for normal vehicles.
- Increase in traffic along Helmons Lane.
- Access to plot 2 has not been illustrated.

Landscaping:

- Loss of landscaping and habitats.

Other matters

- Inappropriate development within the Green Belt.
- Land edged blue on application plans is located within the Green Belt.
- Development would set a precedent for allowing 2 houses per plot.
- No provision or space has been allowed for air source heat pumps.
- Permitted development rights would allow for further expansion of the houses.