

Planning Committee Agenda



2 September 2025 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor R. Lee (Chair)

and Councillors

J. Armstrong, H. Clark, S. Dobson, J. Frasca, S. Hall, R. Hyland,
J. Lardge,
V. Pappa, E. Sampson, A. Thorpe-Apps, C. Tron, and P. Wilson

Local people are welcome to attend this meeting, 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 email committees@chelmsford.gov.uk or phone 01245 606480

PLANNING COMMITTEE

2 September 2025

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 17 June 2025.

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. 25/00218/FUL – Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP

7. Planning Appeals

MINUTES
of the
PLANNING COMMITTEE
held on 17 June 2025 at 7.30pm

Present:

Councillor R. Lee (Chair)
Councillor S. Dobson (Vice Chair)

Councillors J. Armstrong, H. Clark, J. Frasca, S. Hall, R. Hyland, J. Lardge, V. Pappa, E. Sampson, A. Thorpe-Apps, C. Tron and P. Wilson

1. Chair's Announcements

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

2. Apologies for Absence

No apologies for absence were received.

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 29 April 2025 were confirmed as a correct record and signed by the Chair.

5. Public Question Time

[Two public questions had been submitted in advance, one for Item 7 and one for Item 8, which were summarised under the relevant items and can be viewed via this link.](#)

6. 24/01735/FUL – Unit and Yard 8 at Five Tree Works, Bakers Lane, Galleywood, Chelmsford

The Committee considered a retrospective change of use application from open storage and business administration to a mixed-use comprising the storage and distribution of vehicle-mounted mobile cranes, the siting of office and storage containers and the provision of

education/training for the operation of vehicle-mounted mobile cranes. The Committee were informed that the application had been referred to them at the request of a local ward member, who had raised concerns as to the visual impact of the two mobile cranes on the surrounding landscape and built environment, including the A12 to the North.

The Committee were informed that the proposal followed a previous retrospective application for the permanent siting of a tower crane, which had been refused due to the spatial and visual impacts of the tower crane, which had since been removed. The Committee heard that since the refusal, relevant paragraphs of the National Planning Policy Framework had been amended, leading to the redevelopment of previously developed land complying with green belt policy provided it did not result in 'substantial' harm to openness. The NPPF changes also stated that developments to utilise 'grey belt' land, should meet a demonstrable unmet development need and be sustainably located, leading to two routes to compliance for the application. The Committee were also informed that visual impact assessments had been carried out to assess the impact of the crane booms, along with unscheduled site visits to the area and that the visual impact of the crane booms had been assessed as limited to modest, with the imposition of conditions.

The Committee were informed that with the proposed conditions in place limiting usage, maximum heights, retention of landscaping, parking provision and on the number of pupils using the training site that it had been recommended for approval. It was noted that there would also be economic benefits from the proposal, that outweighed the limited harm caused to the character and appearance of the area.

In response to questions from the Committee, officers confirmed that;

- The proposed hours of use were the current operating hours and were viewed as reasonable, given that other users of the industrial estate had similar hours as well.
- A condition had not been proposed in relation to lighting as it was an existing industrial estate, benefiting from a current lawful use and that floodlight columns for example, would require a separate application and that any lighting nuisance for residents, would be a matter for the Council's Public Health team to investigate.
- The Highways Authority had not raised any concerns about the cranes having an impact on the condition of the highway at Bakers Lane, also that movements of the cranes were expected to be limited and that the site was already an established industrial site, where significant vehicle movements would be expected.
- Conditions 6 and 7 were viewed as sufficient to ensure that only the cranes described in the application would be used at the site and that no others could be erected at the site.

RESOLVED that application 24/01735/FUL be approved, subject to the conditions detailed in the report.

(7.47pm to 8.10pm)

7. 25/00229/FUL – 71 Ash Grove, Chelmsford, CM2 9JT

The Committee considered an application for a proposed ground floor infill and first floor rear extension, which had been referred to the Committee at the request of a local ward member, who had concerns that the flank elevations of the proposed extension, would cause harm to the character of the street scene, due to its scale, siting and design. The Committee heard that the site was visible from the South entrance to Ash Grove when approaching from Lucas Avenue, and whilst the extension would be visible, it would be constructed of matching

materials and be of a similar design to other extensions close by. The Committee also heard that due to the location of the extension and existing additions in the street scene, the scale, form and design of the proposal would suitably relate to the existing dwelling and the character of the area, whilst safeguarding the amenity of all neighbouring properties and had therefore been recommended for approval subject to conditions.

The Committee heard from a member of the public who felt that the proposal did not adequately safeguard the amenities of nearby properties and that existing extensions nearby were of equal and much shallower projection, with a different orientation and impact on neighbouring properties. The Committee also heard concerns about misleading information in the officer's report about the impact, with regard to drawings and that it was difficult to fully envisage the impact of the development purely from the report. They asked the Committee to refuse the application, or attend a site visit to assess the impact on their property.

The Committee also heard from the local ward member who had called the application in. They raised concerns regarding vehicular access to the rear of the property during any building works, inaccuracies in the plans regarding the roof design of the adjacent substation and the likelihood of asbestos on the substation roof which may be disturbed during building works. They also highlighted the lack of a building regulations application for the development, the prior removal of two mature trees and the request from the adjoining neighbours for boundary wall treatments including the replacement of the brick boundary wall to secure continued protection of their property.

In response to the points raised by the member of public and local ward member, officers confirmed that;

- The trees in question would not have been subject to Tree Preservation Orders.
- Condition 3 was a standard condition that meant a review of boundary treatment replacements would be carried out at the time of any development, to see if they were required.
- A building regulations application was not required at the same time as a planning application and these often followed closer to the time of any works actually taking place.
- A party wall act agreement would be required with the electricity company due to building works on the boundary with their substation and asbestos issues were covered under different legislation to planning.
- The agent had been asked to correct the drawings for the substation flat roof, but in addition, as with all applications planning officers had visited this site to see it personally and so were aware of the correct roof design and took that into account in their assessment of the application.
- Construction traffic for domestic extensions would potentially be slightly inconvenient, but the site was not on a main carriageway and any obstructions would be temporary and local and not a matter that an application could be refused on.

In response to questions from members of the Committee, officers confirmed that, the property in question did already have a seamless two-storey extension, which was very common in Moulsham Lodge. They also confirmed that extension was to the east side of the neighbour, so in the early part of the day the proposal might lead to a bit more shadow, but this had not been viewed as harmful enough in the planning judgement to refuse planning permission.

RESOLVED that application 25/00229/FUL be approved, subject to the conditions detailed in the report.

(8.11pm to 8.30pm)

8. 24/00695/FUL – Land South East of Banters Lane Business Park, Banters Lane, Great Leighs, Chelmsford

The Committee considered an application for the construction of 105 residential dwellings including affordable housing and custom build housing, principal means of site access, provision of residents' and visitors' car parking, open space including children's play space, a new shared pedestrian/cycle route, enhancements to existing routes, hard and soft landscaping, highways works, new drainage basin and all associated infrastructure works. The Committee heard that the application was for Strategic Growth Site 7c, which had been through the Masterplanning process and was near other sites that had already been granted planning permission, with this being the largest land parcel in Strategic Growth Site 7c. The Committee heard information about the pedestrian and cycle connections to the site and were provided information on the layout and block plan details of the site, which included the access to it, landscaped areas, custom homes and the children's play area.

The Committee were informed that there would be 35% affordable housing on the site, alongside significant Section 106 obligations as part of the proposal which included, highways works and contributions, bus service contributions, cycle/pedestrian routes, healthcare contributions and open space contributions. The Committee heard that the application was for an allocated site with a masterplan, with an acceptable layout and design, 35% affordable housing and S106 contributions and was therefore recommended for approval. [The Committee also noted the additional condition on the green sheet and amended conditions and drawings, this can be viewed here.](#)

The Committee heard from a member of the public who spoke in support of the application, highlighting the alignment with the masterplan, extensive engagement with officers, stakeholders and the local community and the significant community benefits that would be secured through a comprehensive Section 106 agreement. They also stated that there were no outstanding objections from any statutory consultees, the application was policy compliant, deliverable and would make a meaningful contribution to Chelmsford's housing supply.

In response to questions from the Committee, officers confirmed that;

- The custom homes element provided future occupiers with a range of options for their plot, including customised internal layouts, materials and windows along with landscaping options and different energy technologies.
- The cycle and pedestrian route through the site would be shared rather than split for pedestrians and cyclists.
- The S106 contribution for open spaces/allotments, would be utilised by the City Council's parks team and it was anticipated that this would be used within Great Leighs.

Members of the Committee stated that they were pleased to see the 35% affordable housing provision being met by the proposal, including the high proportion for affordable rent, but raised concerns about the shared pedestrian and cycle way, which was not seen as ideal on a new build development.

RESOVLED that 24/00695/FUL be approved, subject to the completion of a S106 agreement together with compliance with the conditions detailed in the report and green sheet, the details of those items and any variations that may be considered necessary and appropriate to be delegated to the Director of Sustainable Communities/Planning Development Services Manager in consultation with the Chair and Vice Chair of the Planning Committee.

(7.30pm to 7.47pm)

The meeting closed at 8.30pm.

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.

Local Plan review

The Council is currently reviewing the adopted Chelmsford Local Plan 2020. A Pre-Submission (Regulation 19) Local Plan and accompanying Integrated Impact Assessment was presented to Chelmsford Policy Board on 16th January 2025 with a recommendation to publish for public consultation. This recommendation was agreed by Chelmsford Policy Board, the content of the Pre-Submission (Regulation 19) Local Plan continues to have limited weight for the purposes of decision-making on planning applications.

Policy	Policy Description
SPS1	Strategic Policy S1 Spatial Principles - The Spatial Principles will guide how the Strategic Priorities and Vision will be achieved. They will underpin spatial planning decisions and ensure that the Local Plan focuses growth in the most sustainable locations.
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.
DM8	Policy DM8 - New Build & Structures in the Rural Area - Planning permission will be granted for new buildings in the Rural Area where the development would not adversely impact on the identified intrinsic character and beauty of the countryside and is for one of a number of prescribed developments. Planning permission will be granted for the redevelopment of previously developed land, replacement buildings and residential outbuildings subject to meeting prescribed criteria.
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.
DM14	Policy DM14 - Non-Designated Heritage Assets - Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting. Any harm or loss will be judged against the significance of the asset.

Policy	Policy Description
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.
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.
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.
NHP	The Neighbourhood Plan sets out the local community's aspirations for the area and establishes policies for development and land use in the area. A 'made' Neighbourhood Plan forms part of the adopted Development Plan. Where a plan has been drafted and consulted on, but not yet 'made', it is a material planning consideration.

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 updated in December 2024. It 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 (including any neighbourhood plans that form part of the 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
2nd September 2025**

Application No	:	25/00218/FUL Full Application
Location	:	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP
Proposal	:	Retrospective application for 21 compound security columns and lights
Applicant	:	Mr M Ismailjee Old Chase Farm Ltd
Agent	:	Mr Philip Atkins
Date Valid	:	7th February 2025

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Appendices:

Appendix 1	Drawings
Appendix 2	Consultations

1. Executive summary

- 1.1. The application is referred to Planning Committee at the request of a local ward councillor on the grounds of lighting, particularly harm to the rural area and character of a nearby protected lane.
- 1.2. The proposal seeks retrospective planning permission for 21no. compound security columns and lights within an existing commercial storage site.
- 1.3. The site of the development is considered to be previously developed land and the security columns and lights when considered within their context, including surrounding commercial uses, are not considered to adversely impact the character of the Rural Area.
- 1.4. Following concerns raised through representations regarding neighbouring amenity, amendments have been made during the lifetime of the application to reduce the number of security columns and lights from 25 to 21, and a commitment to include light shields on 16 of those columns. It is not considered that the scheme would adversely impact neighbouring amenity.
- 1.5. Due to the existing site and immediate surrounding area being commercial in nature, there is not considered to be a high ecological value on the site and therefore the security columns and lights are not considered to have an adverse impact on ecology/habitats. Additional measures are proposed to further reduce any light spill.
- 1.6. The impact from the security columns and lights on the nearby Protected Lane have been assessed. A late night visit was undertaken by a planning officer to assess the light spill. This was considered to be at a level that was not highly visible within the surroundings. With the addition of the mitigation measures that will be secured by way of condition, this visibility will be further reduced.
- 1.7. The application is recommended for approval.

2. Description of site

- 2.1. The application site is in a rural location situated between Danbury and Bicknacre. It is a large plot consisting of external storage and containers.
- 2.2. To the south-west of the site is Hyde Lane Petrol Station and to the west of the site are two residential properties named 'Hyde Croft' and 'White Elm Cottage'. They include trees and hedging along their boundaries shared with the application site. To the south of the site is Slough Road, part of this is a Protected Lane (designated through the Development Plan).
- 2.3. There are currently 25 security lighting columns on the site. The application would reduce the number of columns to 21 (removing four existing).

3. Details of the proposal

- 3.1. The application is for 21 security lighting columns around the site. These are located largely along the north, east and south boundary lines, with a cluster located more centrally. They are of a simple design, 8m high lighting column with an LED floodlight at the top.

- 3.2. No set hours of use have been specified. The security lighting columns are to provide enhanced safety and security for the employees and to support business operations on the site. 4no. lighting columns have been removed from the application during the lifetime of the application (located on the western boundary) and do not therefore form part of this application.
- 3.3. Lighting shields are proposed to be added to 16no. of the remaining 21no. lighting columns. The five columns not included for shields are those located centrally.

4. Other relevant applications

01/00524/CLEUD – Approved 06th July 2001 – Use of land for the storage of caravans

08/01586/FUL – Approved 23rd October 2008 – Improve existing caravan storage facilities by laying a series of surface mounted plastic road tiles. Refurbishment of existing asphalt access road and creation of two new hardstanding loading/unloading areas

10/00639/FUL – Approved 25th June 2010 – Change of use from agricultural use to b1 use to include light industry and office use

25/00933/FUL – pending consideration – Retrospective planning permission for the change of use of land to self-storage container yard

5. Summary of consultations

5.1. Consultation responses:

- Essex County Council Highways - application is acceptable to Highway Authority
- Public Health & Protection Services - reviewed complaints received and make condition recommendations
- Environment Agency - no objection
- Danbury Parish Council - considers the application conflicts with Chelmsford Council Policy DM29 and Danbury Neighbourhood Plan Policy DNP10, if minded to approve, have requested condition for details of the lighting shields
- Ramblers Association - no response received
- Woodham Ferrers & Bicknacre Parish Council - no response received
- Local residents - two responses received

5.2. Two objections were received, comments relevant to this application summarised below:

- Floodlights lack proper screening, resulting in excessive light spillage and glare
- Impacts rural surroundings and quality of life
- Lights reflect off nearby surfaces
- Consider installing screens or shields, timed control
- Impact on local wildlife
- General light pollution

5.3. Comments not material to this application summarised below:

- Noise from movement of containers
- Garden damaged from increase in lorries passing
- Visual impact of containers

- 5.4. The application is to regularise the majority of security lighting columns on the site and does not request any permissions relating to the containers on the site nor the site access/vehicle movements. Therefore, these comments are not material to the consideration of this application. Any damage to private property would be a civil matter.

6. Planning considerations

Main Issues

- 6.1. The main issues relate to the impact on the Rural Area, impact on neighbouring residential amenity, ecological impact and impact on nearby Protected Lane.
- 6.2. During the lifetime of the application, revisions have been made to the lighting diagrams to demonstrate how the spill beyond the perimeter of the site can be reduced with the inclusion of lighting shields.
- 6.3. As an introductory background, the floodlights were a source of complaints to the Council based upon the impact of the lighting during darker hours. Following the planning application submission, this led to discussions concerning potential amendments to overcome neighbouring amenity concerns. The amendments consisted of reducing the number of security lighting columns from 25 to 21, removing the 4no. lighting columns closest to residential neighbours and the addition of lighting shields to 16no. of the lighting columns that are closest to the boundaries. 5no. of the security lighting columns located centrally within the site will remain as constructed.

Principle of Development

- 6.4. Paragraph 187 b) of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.
- 6.5. The proposed development does not neatly fall within either Policy DM8 (New Buildings and Structures within the Rural Area) nor Policy DM10 (C) (Change of Use of Land and Buildings and Engineering Operations within the Rural Area) of the Local Plan, therefore the application will be considered under both.
- 6.6. Policy DM8 relates to new buildings and structures in the rural area. The proposal would be considered under Part B) 'previously developed land' criteria of Policy DM8. The criteria states:

B) Redevelopment of previously developed land (whether redundant or in continuing use and excluding temporary buildings). Planning permission will be granted where the proposed development would not result in harm to the identified intrinsic character, appearance and beauty of the area. The Council will assess the development based on the following:

- i. the size, scale, massing and spread of the new development compared to the existing; and
 - ii. the visual impact of the development compared to the existing; and
 - iii. the impact of the activities/use of the new development compared to the existing; and
 - iv. the location of the site is appropriate to the type of development proposed.
- 6.7. Whilst the site is designated as Rural Area for development plan purposes, there are urbanising features within this locality.

- 6.8. The application site itself is predominantly hardstanding with the presence of storage containers (stacked three high in some areas), that accommodates a commercial use. To the west of the site is Hyde Lane Petrol Station, which includes a level of external lighting, and is also commercial in nature. As such the character of the Rural Area, in this locality, has been altered by the presence of these uses and their associated features. The design of the columns themselves are fairly standard. They are not considered to be intrusive nor result in harm to the identified intrinsic character, appearance and beauty of the area when viewed within their context.
- 6.9. Policy DM10 (C) states that “Planning permission will be granted for the change of use of land or buildings in the Rural Area where:
- i. the building is of permanent and substantial construction, and works to convert the building would not result in substantial reconstruction; and
 - ii. the building is in keeping with its surroundings, and any alterations or extensions do not harm its original character; and
 - iii. it does not adversely impact on the identified intrinsic character, appearance and beauty of the Rural Area;
 - iv. the building was constructed less than ten years ago for the purposes of agriculture, but it can be demonstrated that it is no longer required for agriculture.”

The Policy goes on to state “Engineering operations will be permitted within the Rural Area where they do not adversely impact upon the identified intrinsic character, appearance and beauty of the Rural Area.”

- 6.10. Impact on character has been considered above. The columns, and their associated lighting, are considered, visually, to be a reasonable addition to this established facility. The proposal is considered to satisfactorily comply with the objectives of the NPPF, Policy DM8 and Policy DM10 of the Local Plan.
- 6.11. Danbury Neighbourhood Plan (DNP) Policy DNP10 relates to light pollution and night skies, and states:
1. Development proposals which include external lighting will be supported where it is demonstrated that they protect the night sky from light pollution through: a) The number, design, specification, and position of lamps. b) Having regard to the latest Government Planning Practice Guidance on light pollution'.
 2. Any lighting scheme must not impact negatively on local residents and on areas of ecological value including woodland and green spaces – specifically near habitats used by bats and other light-sensitive protected species.
- 6.12. The Lighting Report submitted with the application concluded the level of lighting is acceptable. The report also suggested additional measures in line with the Institute of Lighting Professionals Guidance Note 1, specifically ILP GN01:2021. The application is therefore not considered to conflict with Part 1 of DNP Policy DNP10, subject to the condition included regarding shields. Regarding section 2, this is addressed in the ‘Neighbouring Residential Amenity’ and ‘Ecology’ sections of the report below.

Neighbouring Residential Amenity

- 6.13. Chelmsford Local Plan Policy DM29 relates to protecting living and working environments.

- 6.14. Two representations have been received, concerned with the impact of the security lighting columns, as initially submitted. The submitted lighting survey report indicates that the light levels produced are not likely to be intrusive. However, additional measures have been suggested within the report to improve the existing situation.
- 6.15. These additional measures consist of:
1. The installation tilt of the luminaires should be reduced to 0° (horizontal) as is recommended within ILP GN01:2021; and
 2. Install rear light shields on those luminaires installed on the perimeter of the application site that are facing into the application site
- 6.16. ILP GN01:2021 is the Institute of Lighting Professionals Guidance Note 1, which states “In rural areas the use of full horizontal cut off luminaires installed at 0° uplift will, in addition to reducing skyglow, also help to minimise visual intrusion within the open landscape.” In relation to this application, it requires the tilt of the angle of the light to be horizontal, in order to direct the light downward as much as possible.
- 6.17. These additional measures have been confirmed by the agent as acceptable and will be secured by way of condition.
- 6.18. In addition to the above measures, the four columns closest to the residential neighbouring properties are shown to be removed. An informative will advise of their removal. Following reconsultation, no further representations were received.
- 6.19. By virtue of its planning history, specifically that the use benefits from a certificate of lawfulness (which could not control hours of operation like a planning application), the hours of use of the site are not controlled through planning conditions. Whilst the Parish Council have advocated the restriction to the permitted hours of the lights, such a restriction would not align with the operational requirements of the site – for movement at night and security. An hours of use restriction is not deemed necessary.
- 6.20. The amendments to the application are considered to have overcome any concerns regarding impacts on neighbouring amenity and the proposal therefore complies with Local Plan Policy DM29 and Part 2 of Danbury Neighbourhood Plan Policy DNP10.

Non-Designated Heritage Assets (Protected Lane)

- 6.21. Policy DM14 of the Local Plan states that “proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and harm is minimised through retention of features of significance and/or good design and/or mitigation measures.”
- 6.22. Part of nearby Slough Road, to the south of the application site, is a Protected Lane. Chelmsford’s Protected Lane Assessment found that the initial 100m of the western end has had many highway improvements and a property entrance, so the lane assessment begins at the end of the property boundaries of ‘Fansmead’ and ‘Gladwyns’ and ends at the district border. The lane has reasonable

historic integrity because of the small number of properties along its length, the historic farm complexes, green lane and well preserved banks, ditches and verges.

- 6.23. A late night site visit was undertaken by a planning officer in July 2025 to assess the impact of the lighting columns on the Protected Lane section of Slough Road. The lights were not highly visible from the Protected Lane and with the conditioned measures of reducing the installation tilt of the lighting columns and installing rear light shields on the columns located on the perimeter of the site, the visibility of the lights will be further reduced.
- 6.24. The proposal therefore complies with the requirements of Local Plan Policy DM14.

Highway Safety

- 6.25. The bulk of the application site is not sited adjacent to the highway. The location of columns are set back in relation to the highway, with intervening buildings (to their west) consisting of residential dwellings and a petrol station.
- 6.26. The proposed light spill diagram shows there will be no spillage onto the highway. No objection has been received from ECC Highways.
- 6.27. The lights will direct light vertically groundward, this is shown in the supporting Indicative Light Spill Diagram and is therefore not likely to cause light encroachment onto the highway.
- 6.28. From a highway safety perspective, the impact of the proposal is acceptable.

Ecology

- 6.29. Chapter 15 of the National Planning Policy Framework requires that planning decisions should minimise impact on and provide net gains for biodiversity.
- 6.30. Chelmsford Local Plan Policy DM16 states that all development proposals should:
- i. Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory, including priority habitats and species) of international, national and local importance commensurate with their status and give appropriate weight to their importance; and
 - ii. Avoid negative impacts on biodiversity and geodiversity, mitigate unavoidable impacts and as a last resort compensate for residual impacts; and
 - iii. Deliver a net gain in biodiversity where possible, by creating, restoring and enhancing habitats, and enhancing them for the benefit of species.
- 6.31. The existing site and immediate surrounding area, including petrol station, is commercial in nature, with residential properties also present. The site is not part of a woodland or open green space. The existing site does not contribute to a high level of ecological value. In addition, the proposed reduction in the number of lighting columns and the installation of light shields to the majority of the security columns would contribute to improvements to the light spill within the site.
- 6.32. The proposal is considered acceptable in terms of ecology and complies with Policy DM16 of the Local Plan and Part 2 of Danbury Neighbourhood Plan Policy DNP10.

Conclusion

- 6.33. The application for 21no. security lighting columns is not considered to result in adverse impacts on the Rural Area, adverse impact on neighbouring residential amenity, negative ecological impact or adverse impact on the nearby Protected Lane. Conditions will secure further improvements.
- 6.34. For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable and in accordance with the adopted Local Plan Policies.

7. Community Infrastructure Levy (CIL)

- 7.1. This application is not CIL liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall 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

The installation tilt of all the column luminaires are to be reduced to 0 degrees (horizontal), as recommended within ILP GN01:2021, within two months of the date of this decision.

Reason:

In order to safeguard neighbouring amenity and reduce light spill more widely, in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 3

The 16no. security lighting columns shown on plan no. 4158_PL53 are to be fitted with light shields within two months of the date of this decision, in order to conform with light spill diagram plan no. 3441-DFL-ELG-XX-DR-EO-13001 Rev P01. Those installed shields shall remain in perpetuity.

Reason:

In order to safeguard neighbouring amenity and reduce light spill more widely, in accordance with Policy DM29 of the Chelmsford Local Plan.

Notes to Applicant

1 Hours of work during construction

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 4no. security lighting columns shown to be removed on plan no. 4158_PL53 should be removed within two months of the date of this decision. Failure to do so will likely result in enforcement action.

Positive and Proactive Statement

During the life of the application the Local Planning Authority suggested amendments to the proposal in order to improve the development. 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.

Plans to be listed on any Decision Notice:

4158_PL01/B

4158_PL51

4158_PL51

4158_PL53

3441-DFL-ELG-XX-DR-EO-13001/P01

Essex County Council Highways

Comments
<p>Date:- 25th March 2025</p> <p>The 25no. compound lights direct the light vertically groundward.</p> <p>This is shown in the supporting 'Indicative Light Spill Diagram' and is therefore not likely to cause light encroachment to the highway.</p> <p>From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority as it is not contrary to the NPPF 2024 and the following Development Management policies: -</p> <p>A) Safety Policy DM1 ' DM7 of the Highway Authority's Development Management Policies.</p> <p>B) Accessibility Policy DM9 and DM11 of the Highway Authority's Development Management Policies.</p> <p>C) Efficiency/Capacity Policy DM1 ' DM6 of the Highway Authority's Development Management Policies.</p> <p>D) Road Hierarchy Policy DM2 - DM5 of the Highway Authority's Development Management Policies.</p> <p>E) Parking Standards Policy DM8 of the Highway Authority's Development Management Policies which refers to the Parking Standards Design and Good Practice September 2009 (Essex Planning Officers Association/ECC)</p>

Public Health & Protection Services

Comments
<p>13.03.2025 - PH&PS have reviewed the complaints received to this service in relation to lighting and the Lighting Survey Report and make the following condition recommendations:</p> <ul style="list-style-type: none"> - Luminaires at the site boundaries to be fitted with rear light shield to remove any direct light overspill beyond the site. - The installation tilt of luminaires elsewhere in the site should be reduced to 0° (horizontal). No direct lighting should be visible from residential properties within the locality. <p>We also advise:</p> <ul style="list-style-type: none"> - Consideration should be given to minimising lighting "glow" from the site which is within a rural environment. Examples include: reducing the height of luminaires (especially at the boundaries), and the zoning of lighting allowing switching off areas when not required.

04.06.2025 - The submitted plans reflect those I have previously seen in my discussions with Planning and the agent for the site. The measures when implemented will remove the likelihood of statutory nuisance and therefore are supported.

I do note the response from the parish council and its reference to Policy DNP10 of its Neighbourhood Plan together with DM16 and DM29 of the Chelmsford Local Plan - The use of the lighting during all night-time hours will inevitably result in a permanent "glow" in a primarily rural and dark locality. The applicant has not offered the provision of timed or PIR activated lighting which would further mitigate its effects for residents and the natural environment.

Environment Agency

Comments

12.03.2025 – We have reviewed the submitted documents and have no objection to this planning application, providing that you have taken into account the flood risk considerations which are your responsibility. We have provided additional information on flood risk below. Flood Risk The applicant has sequentially sited all proposed development within Flood Zone 1. Our maps show the site boundary lies within fluvial Flood Zone 2 and 3a, defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a medium and high probability of flooding respectively. The proposal is for the retrospective application for 25 compound security columns and lights. The applicant has not submitted a flood risk assessment, but we are satisfied that the development is safe because Drawing 3 shows all development lies within Flood Zone 1. Additional Advice

Sequential and Exception Tests The development is located within Flood Zone 1 with a 'low probability' of flooding, with less than a 1 in 1000 annual probability of river flooding in any year (<0.1%). Therefore, we consider that the Sequential and Exception Tests will not need to be undertaken as part of this planning application. Other Sources of Flooding In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

Danbury Parish Council

Comments

21.05.2025 - All of the lights should be shielded and only point downwards. The Parish Council supports the comments submitted by residents and is concerned about their long term health if light pollution continues to disturb them.

If Planning Officers are minded to approve this application, please would they apply a condition that details of the lighting shields are submitted and approved by appropriately qualified planning officers to meet the

requirements of Danbury Neighbourhood Plan Policy DNP10 and Chelmsford Local Plan Policies DM29 and DM16.

The previous comments submitted by the Parish Council to this application still apply.

21.03.2025 - The Parish Council considers that this retrospective application conflicts with Chelmsford City Council Policy DM29 and Danbury Neighbourhood Plan policy DNP10. In addition, the application states neither the site's operating hours nor when the lighting will be in operation during both the winter and summer months.

The Parish Council supports the comments of Public Health and Protection Services.

If minded to approve the application please would Planning Officers apply:

1. A condition for operating hours to be between 8am and 8pm, with the site remaining closed on Bank Holidays. In addition, only low level lighting to be in operation during hours of darkness. When closed, only low level lighting should be in operation. This is to preserve the amenity to neighbouring properties in accordance with Chelmsford City Council Policy DM29.

2. A condition to ensure to that both Chelmsford City Policy DM29 and Danbury Neighbourhood Plan Policy DNP10 (with particular reference to paragraph 6.31) are adhered to.

Please would Planning Officers confirm that there are no hazardous materials being stored on site and apply a condition to ensure that no high risk materials are stored in the containers.

Ramblers Association

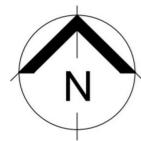
Comments
04.03.2025 - No Comment

Woodham Ferrers & Bicknacre Parish Council

Comments
No response received

Local Residents

Comments
Representations received – see body of report for summary



LOCATION PLAN

Old Chase Farm, Danbury

4158_PL01B
1:1250 @ A3
T: 020 3141 3600

DOVETAIL
ARCHITECTS

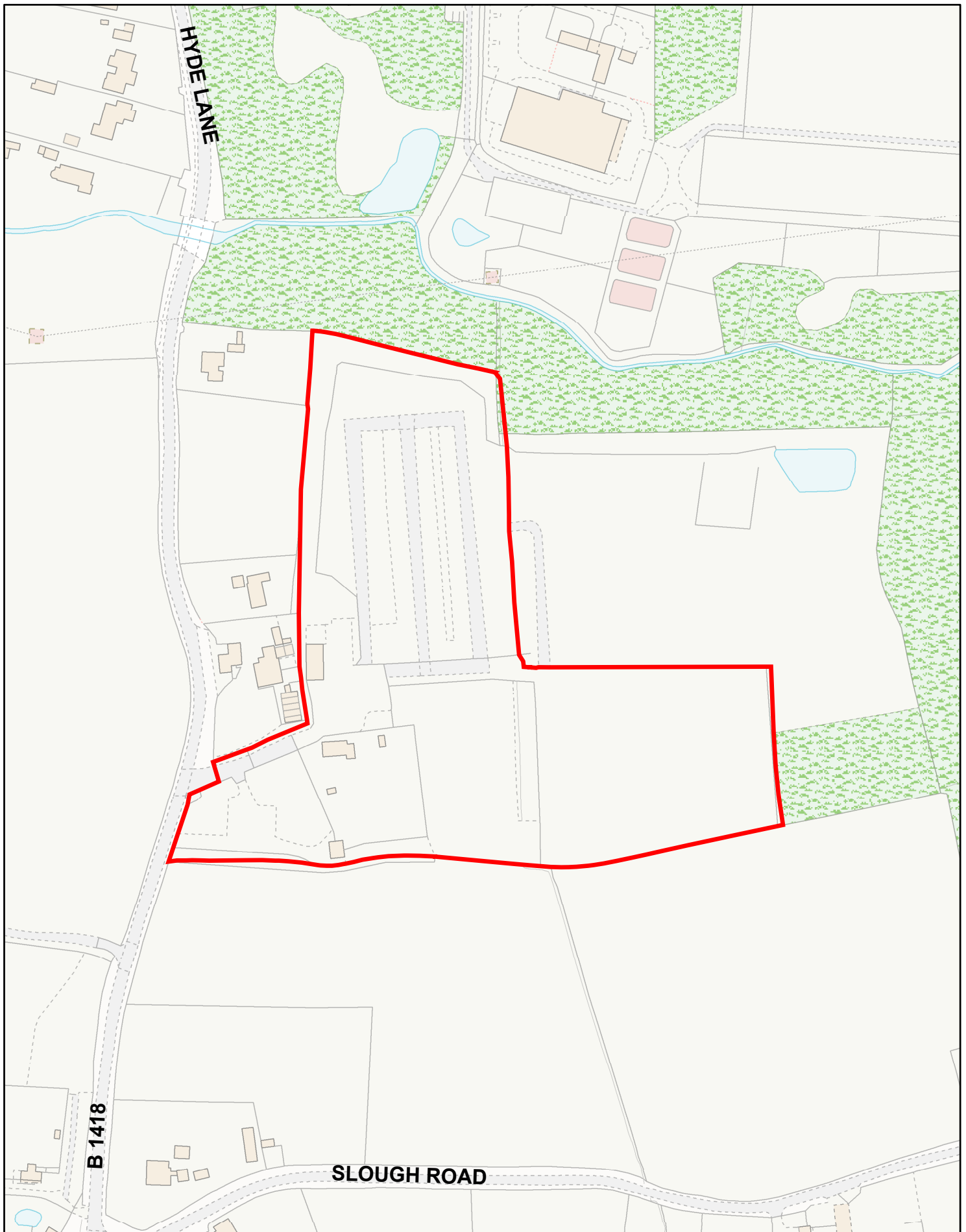


LIGHTING REMOVAL AND LIGHTING SHEILD PLAN

Old Chase Farm, Danbury

4158_PL53
1:1250 @ A3
T: 020 3141 3600

DOVETAIL
ARCHITECTS



0 25 50 100 Metres

1:2,500



Planning Committee
25/00218/FUL

Planning & Development Management
Directorate for Sustainable Communities

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

Telephone: 01245 606826

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Appeals Report

Appeal Decisions received between 04/06/2025 and 20/08/2025

PLANNING APPEALS

Total Appeal Decisions Received	23	
Dismissed	15	65%
Allowed	8	35%
Split	0	0%

Written Reps

2 - 4 Hamlet Road Chelmsford Essex CM2 0EU

Reference	24/00482/FUL
Proposal	Change of use from hotel to 13 bedroom HMO, including external landscaping and construction of a bin store.
Appeal Decision	Appeal Allowed - 16/07/2025
Key Themes	Whether there will be an unacceptable impact on the residential amenity of neighbours from the proposed change of use of a hotel use to HMO
Agreed with CCC on	The change of use of the premises to HMO will not impact the character of the area; no parking provision is acceptable
Disagreed with CCC on	The proposed use of the premises as HMO will not be substantially different to the use of the premises as hotel. There be no harmful impact on the amenity of the adjacent or nearby residential sites.
Costs Decision	None

Hawthorns Wantz Road Margaretting Ingatestone CM4 0EP

Reference	24/00401/FUL
Proposal	Demolition of existing residential dwelling, commercial buildings and storage areas and construction of three detached dwellings
Appeal Decision	Appeal Allowed - 10/06/2025
Key Themes	Impact on openness of Green Belt, Inappropriate development,, Nationally Described Space Standards
Agreed with CCC on	None
Disagreed with CCC on	Inappropriate development and openness (change in national policy in intervening period). Nationally Described Space Standards objection overcome through amended drawings.
Costs Decision	None

Land At The Briars Pennys Lane Margaretting Ingatestone Essex

Reference	24/00719/FUL
Proposal	Proposed dwelling and garage. New access, timber gates and driveway.
Appeal Decision	Appeal Dismissed - 06/06/2025

Key Themes	
Agreed with CCC on	Openness
Disagreed with CCC on	Character & appearance
Costs Decision	None

Tepari Braintree Road Little Waltham Chelmsford CM3 3LD

Reference	24/00551/FUL
Proposal	Single storey rear extension and loft conversion to existing dwelling. Demolition of existing outbuildings and construction of 1 new dwelling.
Appeal Decision	Appeal Dismissed - 10/07/2025
Key Themes	the main issue is whether the proposed dwelling would be located within a sustainable location.
Agreed with CCC on	Agreed with the Council that the new dwelling would not be located within a sustainable location and would be reliant on private vehicles.
Disagreed with CCC on	Did not disagree. The inspector did not disagree with the Local Planning Authority.
Costs Decision	None

Oak Tree Farm Burnham Road Battlesbridge Rettendon Wickford SS11 7QS

Reference	24/01122/FUL
Proposal	Planning Application for Demolition of Existing Dwelling, Commercial Building and Three Ancillary Storage Structures. Erection of Replacement Dwelling and Single Additional new Dwelling with Associated Amenity Space, Tree Planting, Parking, EV Charging Po
Appeal Decision	Appeal Dismissed - 05/06/2025
Key Themes	
Agreed with CCC on	Not a sustainable location
Disagreed with CCC on	Inappropriate development and openness
Costs Decision	Appellant's application for costs: Costs refused

Land North East Of 103 Main Road Great Leighs Chelmsford Essex

Reference	24/00501/FUL
Proposal	Change of use of land and construction of one no. 2 bedroom chalet style dwelling, with garden and off street parking (Use Class C3), construction of an off street parking area for visitors to the post office/store (Sui Generis), complete with dropped kerb
Appeal Decision	Appeal Allowed - 18/06/2025
Key Themes	Intrusive design and out of context
Agreed with CCC on	
Disagreed with CCC on	Intrusive design and out of context
Costs Decision	None

Land Adjacent Chestnut Cottage Holybread Lane Little Baddow Chelmsford Essex

Reference	24/00605/FUL
Proposal	Erection of Agricultural Barn and Greenhouse
Appeal Decision	Appeal Dismissed - 13/06/2025

Key Themes	Whether there is a justified need for the appeal proposal in the Rural Area. The effect of the appeal proposal on the character and appearance of the landscape.
Agreed with CCC on	The site is not in active viticultural use and therefore the proposed building is excessive for the current need. Policy DM8 does not support construction of buildings in the Rural Area if there is no justified need. The proposed building without an established rural enterprise would harm the character of the rural landscape. The planted trees are not native to the area and harm the rural character of it.
Disagreed with CCC on	-
Costs Decision	None

18 - 20 Mildmay Road Chelmsford Essex CM2 0DX

Reference	24/00706/FUL
Proposal	Demolition of the existing commercial building. Construction of new building comprising of two dwellings at first and second floor and commercial unit at ground floor. New vehicular crossover.
Appeal Decision	Appeal Dismissed - 10/07/2025
Key Themes	Effect on character & appearance of area (inc Conservation Area); whether it would preserve the setting of Grade II Listed Marconi Building; whether adequate living conditions for future occupants; effect on living conditions of nos. 8-13 Alfred Mews.
Agreed with CCC on	Poor design would be harmful to character & appearance of area, would fail to preserve the character or appearance of Conservation Area and fail to preserve setting of Marconi Building; design a retrograde step compared to previously dismissed appeal scheme; Unacceptably poor living conditions for future occupants (particularly the outlook from home offices);
Disagreed with CCC on	The Inspector found there would not be harm to amenity of nos. 8-13 Alfred Mews.
Costs Decision	None

Clinton Cards 67 - 68 High Street Chelmsford CM1 1DH

Reference	24/01674/ADV
Proposal	Lead Case: The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisement Linked Case: Proposed installation of illuminated free standing sheet advertisement screen
Appeal Decision	Appeal Allowed - 31/07/2025
Key Themes	Harmful impact on visual amenity; the character or appearance of the Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.
Agreed with CCC on	N/a
Disagreed with CCC on	Harmful impact on visual amenity; the character or appearance of the Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.
Costs Decision	None

Clinton Cards 67 - 68 High Street Chelmsford CM1 1DH

Reference	24/01673/FUL
Proposal	Lead Case: The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisement Linked Case: Proposed installation of illuminated free standing sheet advertisement screen
Appeal Decision	Appeal Allowed - 31/07/2025

Key Themes	Impact on the character and appearance of the Chelmsford Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.
Agreed with CCC on	N/a
Disagreed with CCC on	Impact on the character and appearance of the Chelmsford Central Conservation Area (CA) and the Non-Designated Heritage Asset known as 36-38 High Street.
Costs Decision	None

Toni&Guy 225 - 226 Moulsham Street Chelmsford CM2 0LR

Reference	24/01676/ADV
Proposal	Lead case - The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisementLinked case - Proposed installation of illuminated free standing sheet advertisement screen
Appeal Decision	Appeal Dismissed - 10/07/2025
Key Themes	Harmful impact on the character and appearance of the area and setting of designated and non-designated heritage assets
Agreed with CCC on	
Disagreed with CCC on	Nothing
Costs Decision	None

Toni&Guy 225 - 226 Moulsham Street Chelmsford CM2 0LR

Reference	24/01675/FUL
Proposal	Lead case - The installation of a multifunctional communication hub with integral defibrillator and the display of an advertisementLinked case - Proposed installation of illuminated free standing sheet advertisement screen
Appeal Decision	Appeal Dismissed - 10/07/2025
Key Themes	Harmful impact on the character and appearance of the area and setting of designated and non-designated heritage assets
Agreed with CCC on	Harmful impact on character and appearance of the area and setting of designated and non-designated heritage assets
Disagreed with CCC on	Nothing
Costs Decision	None

262 Beehive Lane Great Baddow Chelmsford CM2 8LX

Reference	62/00802/S73
Proposal	Removal of condition 3 to approved planning application CHR/0802/62 (Erection of a staff bungalow) to permit use as a residential dwelling by a person not employed on the farm
Appeal Decision	Appeal Dismissed - 17/07/2025
Key Themes	Appeal against conditions 1 and 2 of S73 application Condition 1 - In accordance with approve plans and conditionsCondition 2 - Occupancy restriction to persons in rural based economy
Agreed with CCC on	All matters. Inspector upheld the imposition of conditions 1 and 2. Appeal dismissed.
Disagreed with CCC on	None
Costs Decision	Appellant's application for costs: Costs refused

The Stable Flat East Hanningfield Hall Old Church Road East Hanningfield Chelmsford Essex CM3 8BQ

Reference	23/01954/S73
Proposal	Variation of Condition 5 to approved planning application 23/01954/FUL (Proposed conversion of disused stables and tack room to extend existing dwelling) to alterations to fenestration.
Appeal Decision	Appeal Dismissed - 05/08/2025
Key Themes	design, harm to heritage asset, rural appearance
Agreed with CCC on	DM13 harm to heritage asset
Disagreed with CCC on	
Costs Decision	None

13A Moulsham Street Chelmsford CM2 0HU

Reference	25/00077/FUL
Proposal	Retrospective planning application for the replacement of windows from timber sash to uPVC.
Appeal Decision	Appeal Dismissed - 08/08/2025
Key Themes	design, harm to heritage assets - conservation area and listed building
Agreed with CCC on	harm to CA and setting of a listed building
Disagreed with CCC on	
Costs Decision	None

Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD

Reference	24/01613/AG
Proposal	Woodland management building
Appeal Decision	Appeal Allowed - 07/08/2025
Key Themes	Permitted development - whether it was forestry use, whether it was necessary for forestry
Agreed with CCC on	
Disagreed with CCC on	forestry use - association with forest on land
Costs Decision	None

Householder**90 Henniker Gate Chelmer Village Chelmsford Essex CM2 6SB**

Reference	24/01325/FUL
Proposal	Raise roof to create first floor, two storey side extension, single storey rear extension and alterations to fenestration.
Appeal Decision	Appeal Dismissed - 08/07/2025
Key Themes	The main issue is the effect of the proposed development on the living conditions of occupiers at 78 and 80 Henniker Gate with regards to outlook
Agreed with CCC on	Agreed with the Council that the development would result in an overbearing impact to the amenities of the occupiers at 78 and 80 Henniker Gate.
Disagreed with CCC on	None. The inspector did not disagree with the Council.
Costs Decision	None

16 Church Road Ramsden Heath Billericay Essex CM11 1PA

Reference	24/01459/FUL
Proposal	Extension to existing boundary treatment to include additional height to the piers and the inclusion of metal railings in between
Appeal Decision	Appeal Dismissed - 17/07/2025
Key Themes	Design
Agreed with CCC on	Design - impact on street scene
Disagreed with CCC on	
Costs Decision	None

Foxwood Moulsham Street Chelmsford CM2 0JJ

Reference	24/01342/FUL
Proposal	Increase height of front wall with an electric gate and new side wall.
Appeal Decision	Appeal Dismissed - 05/06/2025
Key Themes	Character and appearance, heritage setting, highway safety
Agreed with CCC on	Character and appearance, heritage setting, highway safety
Disagreed with CCC on	
Costs Decision	None

137 Orchard Way Chelmsford CM3 3GQ

Reference	24/01288/FUL
Proposal	Proposed loft conversion including a rear dormer and three velux windows to front elevation.
Appeal Decision	Appeal Dismissed - 04/06/2025
Key Themes	Design, character and appearance, privacy, overlooking
Agreed with CCC on	Design, character and appearance, privacy, overlooking
Disagreed with CCC on	
Costs Decision	None

8 Jigger Gardens Chelmsford Garden Community Chelmsford CM3 3FR

Reference	24/01492/FUL
Proposal	Proposed conversion of garage into habitable space and provision of three parking space within site boundary with enhancement of green lawned space to front of proposed site.
Appeal Decision	Appeal Allowed - 04/08/2025
Key Themes	Harm to the character and appearance of the area
Agreed with CCC on	N/a
Disagreed with CCC on	Harm to the character and appearance of the area
Costs Decision	None

Linden Maldon Road Margaretting Ingatestone Essex CM4 9JW

Reference	24/01715/FUL
Proposal	Proposed additional storey and replacement roof and cladding. Two storey front extension. Replacement of flat garage roof with pitched roof.
Appeal Decision	Appeal Allowed - 07/07/2025

Key Themes	Design impacts
Agreed with CCC on	Fallback position presented by PD allowance, conditions
Disagreed with CCC on	Not harmful to character and appearance of locality; cited development examples from the wider area
Costs Decision	None

17 Braganza Way Chelmsford Garden Community Chelmsford Essex CM1 6AP

Reference	24/01713/FUL
Proposal	Retrospective application for a flat roofed timber outbuilding to the rear garden.
Appeal Decision	Appeal Dismissed - 10/06/2025
Key Themes	The main issue is the effect of the proposed development on the living conditions of the occupiers of number 45 Braganza Way with regard to their outlook.
Agreed with CCC on	Agreed with the Council that the outbuilding would harm the amenities of the occupiers of number 45 Braganza Way.
Disagreed with CCC on	Did not disagree with the Council.
Costs Decision	None