



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

4th November 2025

Item 7

24/01786/OUT - Land South of Maldon Road and East of Hyde Green, Maldon Road, Danbury

Summary of consultations

Receipt of comments from Refuse and Recycling specifying they do not have any issues with the proposed access arrangements.

Conditions

- Condition 3 - only one parameter plan needs to be referenced
- Condition 15 - typo in the drawing number, to be amended. Elements (d) and (e) (revision of the existing Traffic Regulation Order to extend the current 40mph speed limit east and the necessary legal process to prohibit vehicular traffic following the closure of the existing Cherry Garden Lane access with A414 closure of Cherry Garden Lane) are matters to be dealt with through the S106 legal agreement, so are deleted from the planning condition.
- Condition 18 – wording amended so that it is clear that the development needs to be implemented in line with the recommendations of the Ecological Impact Assessment.

The following conditions are amended as follows:

Condition 3

Plans and particulars of the Reserved Matters referred to in Condition 1 for each phase of the development shall accord with the following Parameter Plans:

Drawing No. P23-2778_009 Rev C – Land Use Parameter Plan

Reason:

In order to achieve satisfactory development of the site.

Condition 15

Prior to first occupation of any dwelling within the development, the provision of a right turn lane access and highway works shown in PJA plan Proposed Site Access Plan Drawing Number 0001 rev P12, to include but not limited to:

- a. Provision of visibility splays as shown in the plan, to be available clear to ground and retained free of obstruction at all times.
- b. Provision of footway on the south side of A414 between Cherry Garden Lane access and the new dropped kerb crossing to access the east bound bus stop, and the widening of existing northern footway to 2m between new dropped kerb crossing point and bus stop, including necessary removal of vegetation.
- c. Provision of east and west bound bus stops with associated infrastructure including raised kerbing, shelter (cantilever, where necessary), seating, Real Time Passenger Information screen, static information display, bus cage and bus stop flag.

Reason:

To ensure that vehicles, pedestrians and cyclists can enter and leave the highway in a controlled manner in the interest of highway safety.

Condition 18

The development hereby permitted shall only be carried out in line with the recommendations of the approved Ecological Impact Assessment (Arbtech version 2.6).

Reason:

To ensure that no harm is caused to protected species in accordance with Policy DM16 of the Chelmsford Local Plan.

Recommendation wording modified as follows:

The Application be APPROVED subject to the completion of a S106 Agreement together with compliance with the following conditions, the details of those items and any variations that may be considered necessary and appropriate to be delegated to the Director of Sustainable Communities (including any officer within the Directorate holding an appropriate onward delegation from him) in consultation with the Chair and Vice Chair of the Planning Committee: