



**DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES**

<b>Application No</b>	: 08/01872/FUL
<b>Location</b>	: Former Marconi Athletic And Social Club Beehive Lane Great Baddow Chelmsford Essex CM2 9RX
<b>Proposal</b>	: Redevelopment of the existing MASC community building together with 6no. tennis courts, car park and associated landscaping. Amendment to planning permission 04/02419/FUL.
<b>Drawing No(s)</b>	: 2014-P1/B; 2014-P2/B; 2014-P3/B; 2014-P4/B; 2014-P5/B; 2014-P6/B; 2014-P8/; 1100/001/C;
<b>Applicant</b>	: BAE Systems Property And Environmental Services
<b>Agent</b>	: Millbridge Project Management
<b>Date Valid</b>	: 8th January 2009
<b>Target Date</b>	: 8th April 2009
<b>Case Officer</b>	: Robin Hosegood
<b>Consult Expiry</b>	: 13th February 2009
<b>Councillor date</b>	:

**SUMMARY OF RELEVANT PLANNING POLICIES:**

**CP4**

Core Policy CP4 - Securing Infrastructure - The Council will require, through the use of planning contributions, that all new development meets the necessary on and off-site infrastructure requirements required to support the development and mitigates the impact of that development on existing community interests. Standard charges and/or standard formulae, as appropriate, will be imposed for payment of financial contributions towards infrastructure, works or facilities.

**CP6**

Core Policy 6 Promoting Urban Renaissance - The Borough Council will promote sustainable urban living through development proposals that support a diverse range of uses where people live, work and enjoy leisure time.

**CP12**

Core Policy CP12 Protecting and Enhancing Recreational Provision - The Borough Council will seek to maintain and enhance the provision of formal and informal recreation facilities, at appropriate locations within the Borough, including the designation of new local parks and gardens, country parks and other public open spaces.

#### CP13

Core Policy CP13 Minimising Environmental Impact - The Borough Council will seek to ensure that development proposals minimise their impact on the environment and that they do not give rise to significant and adverse impacts on health, amenity including air quality, and the natural environment.

#### CP16

Core Policy CP16 Promoting Social Inclusion - In considering proposals for new development, the Borough Council will promote social inclusion through equality of opportunity and equality of access for all to social, educational, health, employment, recreational, green space, community buildings and cultural facilities.

#### CP18

Core Policy CP18 Providing New Community and Social Facilities in Major New Developments - The Borough Council will ensure that new community facilities are developed as an integral part of any proposals for major new residential development and will be accessible to all sections of the community.

#### CP20

Core Policy CP20 Achieving Well Designed High Quality Places - The Borough Council will require the layout and design of all development to create well designed high quality successful places for living and working.

#### CP21

Core Policy CP21 Ensuring Buildings are Well Designed - The Borough Council will require all new buildings to be well designed, to be fit for purpose, appropriate for the site and its setting and adaptable for long term use.

#### DC4

Development Control Policy DC4 Protecting Existing Amenity - All development proposals should safeguard the amenities of the occupiers of any nearby properties by ensuring that development would not result in excessive noise, activity or vehicle movements, overlooking or visual intrusion and the built form would not adversely prejudice outlook, privacy, or light enjoyed by the occupiers of nearby properties.

#### DC5

Development Control Policy DC5 Securing Mixed Use in Major Developments in the Town Centres and Principal Neighbourhood Centres - Sets criteria for a suitable mix of uses within Chelmsford Town Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres, and within proposed neighbourhood centres to be defined within the North Chelmsford Area Action Plan area.

#### DC7

Development Control Policy DC7 Vehicle Parking Standards at Developments - All development will be required to comply with the Borough Council's vehicle parking standards which include maximum vehicle parking standards for residential and non-residential uses.

#### DC24

Development Control Policy DC24 Energy Efficient Design and Use of Materials - Planning permission will not be granted for development which fails to meet

standards relating to the Code for Sustainable Homes and BREEAM standards, a reduction in carbon emissions and the use of sustainable and/or recycled materials, and impact on amenity.

#### DC29

Development Control Policy DC29 Amenity and Pollution - Planning permission will be refused for development, including changes of use, which will or could potentially give rise to polluting emissions to land, air, and water unless appropriate mitigation measures can be put in place.

#### DC38

Development Control Policy DC38 Promoting Sport, Leisure, Recreation and Tourism - Sets criteria for granting permission for new facilities or improvements and extensions to existing.

#### DC39

Development Control Policy DC39 Protecting and Enhancing Open Spaces and Indoor Sports Facilities - Requirements for satisfying criteria for the change of use, or redevelopment for other purposes, of all existing public open space, private outdoor sports grounds, and school playing fields forming part of an educational establishment, allotments and indoor recreation or sporting facilities.

#### DC42

Development Control Policy DC42 Site Planning - Planning permission will be granted for development proposals where the site planning and design of building spaces arranges access points, routes within the site, public and private spaces, building forms and ancillary functions in an efficient, safe, workable, spatially coherent and attractive manner, incorporates existing site features of value and does not cause unacceptable effects on adjoining sites, property or their occupiers.

#### DC45

Development Control Policy DC45 Achieving High Quality Development - Sets the criteria for the circumstances which will prevail in order to achieve high quality development for both new buildings and extensions.

### **RELEVANT HISTORY**

04/02419/FUL - Approved subject to S106 Agreement 10th May 2006  
Development of a community facility building, tennis court and associated car park (Full), residential development (Outline).

04/02419/OUT - Approved subject to S106 Agreement 10th May 2006  
Residential development (Outline), development of a community facility building, tennis court and associated car park (Full).

### **SITE DESCRIPTION**

The site of approximately 1 hectare is located at the Marconi Athletic and Social Club (MASC) in Beehive Lane. It comprises land occupied by the eastern part of the existing car park, the northern part of the existing building and part of the field to the east and south east.

## **DESCRIPTION OF PROPOSAL**

This application is an amendment to planning permission number 08/01872/FUL. It is to demolish the existing building and construct a new facility immediately to the north east with car parking relocated to the east so that it would be to the north and west side of the proposed building. The new building and car park would be designed to be incorporated within the mixed use redevelopment of the entire MASC site including the sports field. This development comprises residential and open space, tennis courts and the MASC facilities. Access would remain from the current position in Beehive Lane.

The application is a revision to planning permission number 04/02419/FUL that was submitted as a hybrid application along with 04/02419/OUT for the residential development of the remainder of the site and granted on 10 May 2006 following completion of a legal agreement.

The building now proposed has a similar footprint and range of facilities to that approved, but a number of amendments have been made to suit the Club's current requirements. The new building would provide a community hall, bar, games room, a gymnasium, three squash courts and ancillary facilities on the ground floor with an additional bar, games room, meeting rooms and changing rooms within a first floor. These facilities are similar to those previously approved but with the community hall now larger. The maximum dimensions of the building's footprint would be similar but with the now proposed building less 'articulated' and more rectangular in form than that approved. The building now proposed would be higher. At the community hall end this height difference would be 10 metres approximately compared with 9 metres approximately and at the squash courts end the difference would be 9.5 metres approximately compared with 7.4 metres approximately.

Externally the building siting, car parking location and tennis court position are broadly as per the approved scheme.

The residential development is partly complete and partly under construction, although to complete the development, the existing MASC building would need to be demolished. The proposed tennis courts and lighting close to the eastern boundary with the rear of Dorset Avenue properties and comprising part of the current application appear to have been completed.

## **DEVELOPMENT PLAN POLICIES**

Policy CP6 – Promoting Urban Renaissance promotes sustainable urban living. Equality of opportunity and access to a range of facilities including recreational space, community buildings and cultural facilities is addressed at Policy CP16 – Promoting Social Inclusion. Policy CP18 – Providing New Community and Social facilities in Major New Development recognises the importance of such facilities.

Mixed uses are promoted at Policy DC5 – Securing Mixed Use in Major Developments in the Town Centres and Principal Neighbourhood Centres.

Policy DC38 – Promoting Sport, Leisure, Recreation and Tourism states that new sports, cultural, leisure, tourist and recreational facilities or improvements and extensions to existing facilities will be permitted provided a number of criteria are met. These relate to the appropriateness and accessibility of the location, the effect on the character and amenities of the area, appropriate on site parking and appropriate disabled access. This policy is supported by Policy DC39 – Protecting and Enhancing Open Spaces and Indoor Sports Facilities.

Safeguarding the amenities of the occupiers of nearby residential properties is addressed at Policy CP13 – Minimising Environmental Impact and Policy DC4 – Protecting Existing Amenity.

Design and layout issues are covered at Policy CP20 – Achieving Well Designed High Quality Places, CP21 – Ensuring Buildings are Well Designed and DC45 – High Quality Development. Policy DC7 – Vehicle Parking Standards at Developments seeks an appropriate level of parking at new developments based on the vehicle parking standards at Appendix C.

Other policies of relevance are DC14 – Protected Trees and Hedges, DC24 – Energy Efficient Design and Use of Materials, DC29 – Amenity and pollution and Policy CP4 – Securing Infrastructure.

## **GOVERNMENT GUIDANCE**

Relevant guidance can be found in PPS1 – Delivering Sustainable Development and PPG17 – Sport and Recreation.

## **POLICY CONSIDERATIONS**

### **Principle, effect on nearby residents and access**

The proposed development is similar in the range of facilities provided to those existing on site and similar to the enhanced facilities granted permission in 2006. As such there is no objection in principle to the use on the site subject to compliance with Policy DC38. The criteria of this policy are addressed below. The assessment under criterion (ii) below also includes considerations in relation to CP13 and DC4 and assessment under criterion (iii), DC7.

- (i) The location – the proposals are a replacement of existing facilities in an urban location with adequate public transport cycling and walking accessibility.
- (ii) Effect on character and appearance of the area – the proposed building would be approximately 30 metres from the nearest existing residential building (in The Ridings) with the nearest car parking spaces about 10 metres away with a high fence between. Given the nature of the use and the distance between the building and existing property unacceptable effects on the living conditions of these occupiers are unlikely to occur. The nearest residential properties to the proposed use will however be

dwellings yet to be constructed that would be about 11 metres distant from the new building on the opposite side of a proposed road. In terms of massing of the new building this relationship is considered to be acceptable. There would be an upper floor roof terrace on the south side of the new building which would be accessible from the upper floor bar area. The use of this area, particularly in the evenings, could lead to issues of privacy and noise affecting nearby residential property within the new development. It is proposed by condition that that a privacy and acoustic screen be erected adjacent to the balcony to minimise such potential noise and disturbance. The floodlighting of the tennis courts has potential to cause light spillage and affect neighbouring property in Dorset Avenue that back onto the site. These properties generally have gardens of about 20 metres length with the rear boundaries about 4 metres from where the lights would be. Lighting has been approved as part of the existing consent and conditions relating to its installation formally agreed. It is therefore acceptable in principle but the council's position is safeguarded by similar conditions attached to the current scheme.

- (iii) The access to the development would be acceptable subject to its upgrading to be secured as part of the s.106 agreement attached to the approved scheme. A total of 96 spaces are provided (one less than the approved scheme) and this is considered to be an appropriate level of provision.
- (iv) In relation to accessibility the Design and Access Statement indicates that the new building has been designed to fully comply with Part M of the Building Regulations and compliance with the DDA.

The proposal would therefore comply with the objectives of Policies CP6, CP16, CP18, DC5, DC38, DC39, CP13 and DC7.

## **Design**

The proposed building is modern in its design concept with curved aluminium roofing, metal framed glazing, coloured render and timber cladding. It is designed as one building but with articulated distinct elements that have the effect of reducing its mass. The building is appropriately designed for its function, its siting, scale, form, massing and detail would have an appropriate visual relationship with the layout, form, scale and massing of existing and proposed development in the surrounding area. The elevations are well ordered and logically proportioned. In all, the proposal would comply with Policies CP20, CP21 and DC45.

## **Trees and landscaping**

There is a large veteran oak immediately to the southwest of the existing building to be demolished and a number of trees at the boundary of the site with the rear of Dorset Avenue properties that are the subject of Tree Preservation Order number 1977/20. These trees would be retained, indeed the works to construct the tennis courts have been completed and the trees protected during the construction period and any works that proved necessary to the trees undertaken in accordance with the TPO legislation.

There is a small cluster of trees that are excluded from the TPO immediately to the northeast of the existing building which would be removed to enable construction of the new building, as was indicated in the approved scheme. These are identified as T97 to 104 and T112 within a Tree Survey that accompanies the current planning application. These comprise a collection of mixed small trees around a portacabin and a multi stemmed walnut shrub. They are of little value and no objection is raised to their removal. The proposal is considered to comply with Policy DC14.

### **Sustainability**

The applicant advises that the following energy efficient measures will be incorporated into the building design.

- High efficiency heat recovery on all primary ventilation plant.
- Enhanced management and controls features.
- Power factor correction of at least .90.
- Variable speed pumps.
- High efficiency boilers.
- Chillers ESEER of 4.3, or above.

At least 20% of materials will be from sustainable or recycled sources. A system of natural and mixed mode ventilation will be used. Energy efficient lighting is also proposed. A carbon saving of around 45% over the 'notional building' provided by Building Regulations Document L2A is predicted. A condition is proposed to address sustainability and as such the objectives of Policy DC29 should be met.

### **Planning Obligation**

A condition is proposed to ensure that the development cannot be carried out without compliance with the s.106 obligations attached to the previous planning consent. These obligations include carrying out of improvements to the junction of the access road with Beehive Lane; not to commence any part of the development until on-site replacement courts are complete and available for use and not to demolish the existing club (except for 5 of the 6 squash courts) and keep the facility available for use until the replacement club has been completed and made available for use.

## **CONSULTATION RESPONSES**

### **Great Baddow Parish Council**

No objection.

### **Essex County Council Highway Authority**

The Highway Authority raises no objection to this proposal as it is not contrary to the following Local Transport Plan policies: -

A) Safety Plan 2006/ 2011	Policy 1.1 of Appendix G of the Local Transport
B) Accessibility Plan 2006/ 2011	Policy P3 of Appendix G of the Local Transport
C) Efficiency/Capacity Plan 2006/ 2011	Policy 1.1 of Appendix G of the Local Transport
D) Road Hierarchy Plan 2006/ 2011	Policy 1.2 of Appendix G of the Local Transport
E) Parking Standards Standards August 2001	Essex Planning Officers Association Vehicle Parking

### **Environmental Services - Scientific Team**

Environmental Services - Scientific Team  
No known contaminated land issues for comment.

### **Environmental Services - Environmental Protection Team**

Conditions 11 (fume extraction), 12 (floodlighting details), 13 (limitation to lighting use) and 14 (sound insulation measures) should be retained from the original consent.

### **Comment**

See conditions 5, 16, 17 and 18.

### **Inward Investment Economy and Growth**

No comments on this application.

### **Head of Parks Leisure and Cultural Services**

Since the amendments are non-substantial the following minor points are raised.

1. Sand filled artificial grass is to be used for surfacing of the tennis courts but the submitted application states tarmac. This should be clarified.
2. When lighting details are submitted these should indicate light distribution and spillage patterns.
3. As part of the tennis court perimeter fencing kicker boards should be installed to prevent ball run out.

### **Comments**

1. It is understood that the surfacing will be artificial grass.
2. Noted.
3. Noted.

### **Essex & Suffolk Water**

Raises concerns about the proposal on the grounds that they have mains in the vicinity of the proposed development.



No buildings or structures may be erected within 3 metres either side of their main or trees hedges or non-boundary fences.

### **Comment**

A copy of Essex & Suffolk Water's letter and an accompanying drawing showing the locations of the mains has been forwarded to the developer. It would appear from this that the mains would not be affected by the development but an informative as suggested by Essex and Suffolk Water is added.

### **Neighbour Representations**

No reply.

### **CONSULTATION EXPIRY DATE**

13th February 2009

### **RECOMMENDATION**

**The Application be APPROVED subject to the following conditions:-**

1 A01

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

R1 RA01A

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.

2 C03

No development shall take place until samples of the materials to be used in the construction of the development hereby permitted have been submitted to and approved by the local planning authority.

R2 RC01X

In order to achieve satisfactory development of the site in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

3 D02

No development shall take place until detailed drawings and sections showing the finished levels of all parts of the development in relation to the levels of the surrounding area and any adjoining buildings have been submitted to and approved by the local planning authority.

R3 RC05X

To ensure that the development is constructed at suitable levels in relation to its surroundings in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

4 D03

(i) No development shall take place until details of the proposed treatment of all boundaries, including drawings of any gates, fences, walls, railings or piers, have been submitted to and approved by the local planning authority. (ii) The development shall not be occupied until the boundary treatments have been provided in accordance with the approved details.

R4 RD02X

In the interests of the visual amenities of the area and to safeguard the residential amenities of the occupiers of the proposed dwellings and the existing neighbouring dwellings in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

5

(i) No development shall take place until details of any fume extraction system and external extraction duct have been submitted to and approved in writing by the local planning authority. (ii) The approved scheme shall be installed at the premises before the use hereby permitted is begun and the odour control unit to be incorporated shall be operated at all times when cooking is being carried out.

R5 RH01X

In the interests of the amenities of occupiers of neighbouring dwellings in accordance with Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

6 E02

The development shall not be occupied until the facilities for the storage of refuse and recyclable materials have been provided in accordance with the approved details.

R6 RC06

To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory.

7 E02

The development shall not be occupied until the facilities for the storage of refuse and recyclable materials have been provided in accordance with the approved details.

R7 RC06

To ensure that suitable facilities for refuse disposal are provided and that such facilities are visually satisfactory.

8 G02

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars [specify]; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of

completion of the development: (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 (Tree Work)).(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance within this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

R8 RE04X

To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

9

All trees within and immediately adjacent to the site shall be protected by a barrier erected in accordance with BS:5837:2005 (to consist of metal scaffold poles and panels secured to the uprights) to a height of not less than 2.3 metres for the duration of the construction period. The fence shall be erected to the full extent of the canopy of the tree or group of trees and shall be erected before the commencement of any clearing, demolition and building operations. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless previously agreed in writing by the local planning authority.

R9 RE04X

To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

10 G04

No development shall take place until a schedule of any tree surgery and other works (including works to tree roots affected by the development) to be undertaken to any tree identified for retention has been submitted to and approved in writing by the local planning authority.

R10 RE04X

To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

11

No development shall take place until an arboricultural method statement setting out arrangements for the building operations and excavations within the root protection area under the canopy of the trees identified for retention on the approved plan

extract 1100/001/C has been submitted to and approved in writing by the local planning authority.

R11 RE04X

To safeguard the existing trees in accordance with Policy DC14 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

12 G09

(i) No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and (ii) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, or destroyed, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree 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.

R12 RE02X

In order to add character to the development and to integrate the development into the area in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

13

Development shall not commence until details of the improvements to the service road and the junction with Beehive Lane have been approved by the local planning authority and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

R13 RB03

In the interests of highway safety

14

There shall be no vehicular access whatsoever between the site and The Ridings.

R14 RB03

In the interests of highway safety

15 H07

The parking areas shown on the approved drawings shall be available for use before the buildings hereby permitted are occupied and shall not thereafter be used for any purpose other than the parking of motor vehicles ancillary to the use of the buildings

R15

To ensure suitable parking facilities are available to serve the development in the interests of highway safety and safeguarding the living conditions of nearby residents.

16

In relation to the tennis courts full details of the proposed floodlighting columns and luminaries shall be submitted to and approved in writing by the local planning

authority prior to their installation and first use and shall thereafter be retained in accordance with the approved details.

R16 RH01X

In the interests of the amenities of occupiers of neighbouring dwellings in accordance with Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

17

The tennis courts and floodlights shall only be used between the hours of 07-00 and 22-00 hours on any day.

R17 RH01X

In the interests of the amenities of occupiers of neighbouring dwellings in accordance with Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

18

Full details of the enclosure to the tennis courts shall be submitted to and approved in writing by the local planning authority prior to its erection and the fencing shall be erected in accordance with the approved details prior to the first use of the courts.

R18 RC03X

To ensure that the proposed development is visually satisfactory and does not prejudice the appearance of the locality in accordance with Policy DC45 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

19

In relation to the roof terrace, prior to first occupation of the building, full details of a visual and acoustic screen shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved details.

R19 RH01X

In the interests of the amenities of occupiers of neighbouring dwellings in accordance with Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document.

20 B01

With respect to any condition that requires the prior written approval of the local planning authority, the works thereby approved shall be carried out in accordance with that approval unless subsequently otherwise agreed in writing by the local planning authority.

R20 RB07

To determine the scope of this permission

21 M04

Unless otherwise agreed in writing by the Local Planning Authority :a) the development hereby permitted shall be built to a minimum sustainability standard of

BREEAM Very Good (or its successor);b) the development shall not be commenced until a Design Stage Assessment (under BREEAM or its successor) has been carried out and a copy of the summary score sheet and the Design Stage Certificate to the required sustainability standard have been submitted to and approved in writing by the Local Planning Authority; c) no building included in the development shall be occupied until a copy of the summary score sheet and the Post Construction Review Certificate (under BREEAM or its successor), have been submitted to the Local Planning Authority verifying that the agreed standards have been met in respect of that building.

R21 RM01

To achieve sustainable development in accordance with Policies CP11 and DC24 of the Adopted Core Strategy and Development Control Policies Development Plan Document and the Sustainable Development Supplementary Planning Document.

22

This planning permission relates to amendments to the original planning consent 04/02419/FUL as indicated on the approved plans and is subject to the obligations in the s.106 agreement that run with that original consent.

R22

To ensure satisfactory development of the site.

### **Reason(s) for this Recommendation**

The proposal demonstrates reasonable compliance with the relevant policies of the Development Plan and there are no other material considerations. All other matters which were drawn to the Council's attention have been taken into account, but nothing of sufficient weight was found to override the factors which led to this decision.

### **Informative(s)**

1 11

To ensure that the construction of the approved development will cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours as set out by the Council's Environmental Health Service. They recommend that noisy work should be limited to 8 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturdays. Light work is acceptable (beyond the hours set out above) between 7 and 8 am and 6 and 7 pm on Mondays to Fridays. At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site. Please note that in some circumstances further restrictions may be necessary. For more information, please contact Environmental Services Customer Support on 01245 606800. Information is also available on the Council's website at [www.chelmsford.gov.uk](http://www.chelmsford.gov.uk) under Environment/Environmental Health/Noise.

2 18

The proposed demolition in the scheme should not be carried out until you have given notice in writing to the Chelmsford Borough Council (Building Control Manager) of your intention to do so pursuant to Section 80 of the Building Act 1984. The notice should be accompanied by a block plan (e.g. 1/1250) clearly identifying the building(s) to be demolished.

3 19

The Highway Authority must be contacted regarding the details of any works affecting the existing highway. Contact details are: Area Highway Manager, Mid Area Highways & Transportation, Essex County Council, 2 New Dukes Way, Chelmsford CM2 6PS (tel: 01245 240000).

4 28

You are requested to consult the Environmental Services Manager on 01245 606659/606662 with regard to any matters relating to food safety and hygiene issues.

5 7

The Access Officer, Chelmsford Borough Council, should be contacted on 01245 606328 for specific requirements to meet the needs of disabled people which are relevant to the proposal hereby approved.

6 AODFEE

Planning Circular 04/08: Planning Related Fees came into effect on 6th April 2008. There is now a charge for all applications made to the Local Planning Authority for approval of details (discharge of planning conditions). The charge is currently £25 for householder development and £85 for all other development. The charge is per application made to the Local Planning Authority and not per planning condition. All applications for approval of details must be done in writing (preferably on the 1APP form) and the requisite fee must accompany the application. There is a right of appeal if the Local Planning Authority fails to determine the application within 8 weeks. The application fee is returned to you if the Local Planning Authority fails to issue a decision within 12 weeks.

7 U08391

You are requested to contact Essex and Suffolk Water to ensure that all their requirements in relation to development of the site are met.

## **Background Papers**

Case File

## **Background Papers**

Case File