



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

5th March 2024

Item 6

23/01654/FUL Formation of a temporary construction vehicle access from Moulsham Hall Lane to facilitate the future development of Strategic Growth Site 7A.

Typographical error in paragraph 4.3 – the word ‘preserved’ to be deleted. Paragraph 4.3 to read as follows:

4.3 Following an amendment to the layout, in response to comments from the highway authority, one tree (category A – oak) will be removed.

Item 7

23/01916/PIP Permission in principle for the erection of one 1.5-2 Storey dwelling house, with associated parking spaces, garage and garden areas.

Habitat Regulations

Following publication of the Committee Report, the Applicant has provided a financial contribution on 26th February 2024 to mitigate increased recreational pressure on European designated ecological sites. See paragraphs 6.39 – 6.43 of the Committee Report for context.

According to the National Planning Policy Framework (NPPF) and Policy DM16 of the Chelmsford Local Plan and with reference to the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), a financial contribution is considered an appropriate form of mitigation.

Following the Applicant providing the contribution Refusal Reason 5 is considered to be addressed. The officer recommendation is therefore amended to **remove Refusal Reason 5**.

Correction to paragraph 3.7 of the Committee Report – the first sentence of this paragraph should read as follow:

The PPG advises that applications for Permission in Principle (PIP) must be determined in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise.