

Planning & Environment COMMITTEE A G E N D A

**For a Meeting to be held on Tuesday 24th September 2024
at 7.30pm
at Champions Manor Hall, Hullbridge Road,
South Woodham Ferrers**

**Membership:
Councillor D Thompson Chairman
Councillor S Wilson Vice-Chairman**


Councillor M Sismey
Councillor P Ferry
Councillor A Shearring

Councillor G Piesse
Councillor J Birch

Councillor A John
Councillor M O Brien

Local residents are welcome to attend this meeting. At the meeting, your elected Councillors will take decisions affecting YOU, the Community, and the Town. At the beginning of the meeting there is an opportunity for you to make representations, answer questions and give evidence in respect of any item of business on the agenda. The public may participate for up to 15 minutes for this purpose. If you have any queries, please telephone the Town Clerk on 01245 321 817. Please join us.

**Karen Atkins
Town Clerk
18th September 2024**



1. Apologies if Absence

To RECEIVE apologies for absence.

2. Dispensation considerations

To consider any dispensations, as required. Standing Order 12. Dispensation requests shall be in writing and submitted to the Town Clerk as soon as possible before the meeting, or failing that, at the start of the meeting for which the dispensation is required.

3. Declarations of Interest

Any Member declaring an interest is asked to state whether this is a pecuniary registerable or non-registerable interest. Clarification, if required, can be sought prior to the meeting with the Chairman or the Town Clerk.

4. Confirmation of Minutes

To APPROVE the minutes of the meeting held on 27th August 2024 as a true record.

5. Public Questions

In accordance with Standing Order 3.e to allow up to 15 minutes for members of the public to make representations, answer questions and give evidence in respect of any item of business covered by the Committees terms of reference. At the close of this item members of the public will no longer be permitted to address the Committee; Members with pecuniary interests will also not be permitted to speak, address the Committee on those interests and must leave the meeting when the item in relation to their interest is being discussed.

6. Budgetary Position

The budgetary position as at 18/9/2024 is attached to the agenda.

7. Previous Planning Decisions and Appeals

To note the City Council planning decisions which differ from the Town Council recommendations will be circulated prior to the meeting.

8. Planning Applications

To consider and agree comments on the planning applications as detailed on the list circulated and displayed on the Town Council noticeboards and website.

9. National Planning Policy Framework (NPPF) Consultation

Committee to consider a response to the consultation from the Town Council.

https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system?utm_source=MEMBERS&utm_campaign=4e7cb7bfbb-EMAIL_CAMPAIGN_2018_06_08_03_15_COPY_01&utm_medium=email&utm_term=0_206970988f-4e7cb7bfbb-369831861&mc_cid=4e7cb7bfbb&mc_eid=9086d2d306

10. SNN Consultation 24/03099/DEVST - Site At Former Oak House, Bicknacre Road, Bicknacre, Chelmsford

Committee to consider a comment from the Town Council or to note the information.

11. The Fen

- Fenn report attached to agenda
- Committee to consider a price for this year's budget to provide a team of CPCS Skilled Operatives to remove and dispose of stock mesh fencing and gates from the grazing area on the Fen in 2025. Quote circulated with agenda.

12. Solar Speed Indicator Devices

Committee to consider a project to install Solar Speed Indicator devices to act as a deterrent for speeding in South Woodham Ferrers. Locations to be discussed.
Report attached to agenda.

13. Woodville School ECO Committee

Woodville School recently received the Eco Schools Green Flag with distinction for 2024. They looking to host an eco/environment sustainability conference in the Autumn term with children from all the schools in South Woodham.

Committee to consider a volunteer councillor who is involved with the environment policies to be a guest speaker. The school are then going to complete a task e.g creating posters which we would like to be displayed around the town or our schools.

14. Wader Roost Clements Green Creek

Councillor Shearring to update on the wader roost disturbance on remnant saltmarsh adjoining Marsh Farm.

15. Report to Council

To note items for report to the next Council meeting is on 22nd of October 2024.

16. Media Coverage

To consider whether any items on this agenda warrant a media release and if applicable agree a Councillor to comment.

17. Next Meeting

The next meeting of the Planning and Environment Committee will be on 29th of October 2024 at 7.30pm.

Any member who is unable to attend the meeting should send their apologies and reason to the Town Clerk prior to the meeting.

Planning Differences for Meeting 24th September 2024

24/00948/FUL 82 Hullbridge Road

Retrospective permission of 5no Air Conditioning Units installed to the face of the building

SWFTC Cllr.: SW

SWFTC Planning & Environment Minute: PE-24-44

Committee has NO OBJECTION to this application.

Chelmsford City Council: Refused

See attached Officer Report and Decision Notice from Chelmsford City Council.

24/00930/ADV Bus Shelter Crouch Vale Medical Centre

Proposed Double-sided digital Bus Shelter advertising displays. Digital displays to portray static advertising images.

SWFTC Cllr.: GP

SWFTC Planning & Environment Minute: PE-24-44

"It was agreed that the Planning and Environment Committee OBJECTS to this application based on the removal of the wooden shelter which is in character with the town and is the most practical for the location. This design would be a distraction to motorists at a junction which we already have concerns over design and layout.

1 Abstained CARRIED"

Chelmsford City Council: Permitted

See attached Officer Report and Decision Notice from Chelmsford City Council.

24/00566/FUL 154 Celeborn Street

Demolition of existing garage. Construction of two storey front bay extension. Single storey rear extension and rear glass box extension. First floor rear balconies with canopy above. New garage with accommodation above and 3 side facing dormer windows. New carport. Addition of rooflights. Rear dormer window

with balcony. External alterations including alterations to fenestration. New decking to rear and left hand side chimney corbelling. (Amendments to planning permissions 18/00815/FUL & 19/01304/FUL)

SWFTC Cllr.: GP

SWFTC Planning & Environment Minute: PE-24-8

The Planning and Environment Committee **STRONGLY OBJECTS** to this application. As stated in the past this amounts to over development of the property, it is not in keeping with the surrounding area and detrimental to the immediate neighbours. In particular, permission should not be given for any change that would lead to an increase in height for any part of the property, nor should any new construction be added closer to the road.

Chelmsford City Council: Permitted

See attached Officer Report and Decision Notice from Chelmsford City Council.



DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	24/00948/FUL Full Application
Location	:	82 Hullbridge Road South Woodham Ferrers Chelmsford CM3 5LJ
Proposal	:	Retrospective permission of 5no Air Conditioning Units installed to the face of the building
Applicant	:	Mr M Everitt
Agent	:	Mr Neil McQuire
Date Valid	:	10th July 2024
Development Type	:	Householder Developments (D21)
Drawing No(s)	:	CO64/P001/NIA; C-490-01/A;
Target Date	:	3rd September 2024
Consult Expiry	:	23rd August 2024

Description of the site

- Within the South Woodham Ferrers Urban Area where the principle of development is acceptable
- Two storey detached house on a corner plot
- No.84 Hullbridge Road is the nearest neighbouring dwelling

Details of the proposal

This is a retrospective proposal seeking permission for 5 no. air conditioning units. There are two units on the front elevation of the house above a single storey projection. There are three units on the rear elevation, two at ground level and one situated between the ground floor and first floor windows.

Other relevant applications

none

Consultations

The following were consulted as part of the application:

- South Woodham Ferrers Town Council – no objection to this application
- Public Health & Protection Services – The noise mitigation measures in the noise assessment need to be implemented in line with the recommendations in the report.
- Local residents – One objection (summarised)
 The five air conditioning units are unsightly
 The pipework is unsightly
 The units do not conform to Building Regulations
 The noise level may exceed the maximum limit allowed

Planning considerations

Policy DM29 of the Chelmsford Local Plan safeguards the living environment of the occupiers of any nearby residential property by ensuring that development does not result in excessive noise.

The submitted noise impact assessment states that:

- *The noise impact from the rear condenser unit exceeds the proposed criteria by approximately 8db during the day and 21 db during the night.*
- *The noise impact from the front condensers complies with the proposed criteria during the day but exceeds the night-time target by approximately 13 db.*

The existing noise impacts the amenity of the neighbouring dwelling, No.84 and is not acceptable. The report recommends mitigation measures, these include the construction of enclosures to fit around the units. Information about the enclosures has been requested during the life of the application and had that information been provided it might have been necessary to carry out reconsultation. It is also unknown what any enclosure would look like. It would not be possible to condition the necessary mitigation measures because the enclosures could change the appearance of the units and could in themselves be visually unacceptable.

For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

Biodiversity Net Gain

Biodiversity Net Gain Mandatory? No
 Exemption: householder application

Community Infrastructure Levy (CIL)

This application is not CIL liable.

RECOMMENDATION

The Application be REFUSED for the following reasons:-

Reason 1

Policy DM29 of the Chelmsford Local Plan safeguards the living environment of the occupiers of any nearby residential property by ensuring that development does not result in excessive noise.

The five air conditioning units are in-situ. A noise assessment has been submitted that confirms that the noise impact from the existing units exceeds acceptable limits, therefore the units would affect the amenity of the neighbouring dwelling, No.84.

This has resulted in a development that is contrary to Policy DM29 of the Chelmsford Local Plan.

Notes to Applicant

- 1 It is possible that the aspects of this development which have resulted in the decision to refuse permission may be able to be overcome. You are invited to discuss this proposal with a Planning Officer through the Council's Pre-application Advice Service. Requests for advice can be made via the Council's website at www.chelmsford.gov.uk/pre-application-advice. Further details of the information required as well as a full fees list is also available.

Positive and Proactive Statement

The Council offers a pre-application advice service to discuss development proposals and ensure that planning applications have the best chance of being approved. The applicant did not take advantage of this service. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework to deliver sustainable development. The applicant is invited to discuss a revised proposal with the Local Planning Authority through our pre-application advice service with the aim to resolving the unacceptable element(s) of the scheme.

SUMMARY OF RELEVANT ADOPTED PLANNING POLICIES:

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. It is a material planning consideration.

Background Papers



TOWN AND COUNTRY PLANNING ACT 1990

Agent:

Mr Neil McQuire
Domino Sky Building Design Limited
17 Ladybird Lane
Winkleigh
Devon
EX19 8BX

Applicant:

Mr M Everitt
82 Hullbridge Road
South Woodham Ferrers
Chelmsford
CM3 5LJ

REFUSAL OF PLANNING PERMISSION

LOCATION: **82 Hullbridge Road South Woodham Ferrers Chelmsford CM3 5LJ**
PROPOSAL: **Retrospective permission of 5no Air Conditioning Units installed to the face of the building**
APPLICATION NO: **24/00948/FUL**
DATE RECEIVED: **10 July 2024**
DRAWING NO(s): **CO64/P001/NIA; C-490-01/A;**

The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to **REFUSE PLANNING PERMISSION** for the following reasons: -

Reason 1

Policy DM29 of the Chelmsford Local Plan safeguards the living environment of the occupiers of any nearby residential property by ensuring that development does not result in excessive noise.

The five air conditioning units are in-situ. A noise assessment has been submitted that confirms that the noise impact from the existing units exceeds acceptable limits, therefore the units would affect the amenity of the neighbouring dwelling, No.84.

This has resulted in a development that is contrary to Policy DM29 of the Chelmsford Local Plan.

Notes to Applicant

- 1 It is possible that the aspects of this development which have resulted in the decision to refuse permission may be able to be overcome. You are invited to discuss this proposal with a Planning Officer through the Council's Pre-application Advice Service. Requests for advice can be made via the Council's website at www.chelmsford.gov.uk/pre-application-advice. Further details of the information required as well as a full fees list is also available.

Positive and Proactive Statement

The Council offers a pre-application advice service to discuss development proposals and ensure that planning applications have the best chance of being approved. The applicant did not take advantage of this service. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework to deliver sustainable development. The applicant is invited to discuss a revised proposal with the Local Planning Authority through our pre-application advice service with the aim to resolving the unacceptable element(s) of the scheme.

Date: 30 August 2024

Signed:

Keith Holmes

KEITH HOLMES

Planning Development Services Manager

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

NOTICE TO APPLICANT WHERE PERMISSION IS REFUSED

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions then you can appeal to the Secretary of State for the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- For householder and minor commercial applications you must appeal within **12 weeks** of the Council's decision. For other application types you must appeal within six months of the Council's decision.
- **However if the development as described in your application is the same or substantially the same as development that is currently the subject of an enforcement notice then you must appeal within 28 days of the date of the service of this decision notice.**
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Notification of Appeals

- You must send a copy of your appeal to the local authority. In accordance with appeal procedures, when forwarding copies of appeal forms and additional information, plans or drawings direct to the local authority, please send electronic copies to planning.appeals@chelmsford.gov.uk or address to the Director of Sustainable Communities, Chelmsford City Council, P.O. Box 7544, Civic Centre, Duke Street, Chelmsford, Essex, CM1 1XP.
- If you intend to submit an appeal that you would like examined by public inquiry you must notify the local authority as above and the Planning Inspectorate at inquiryappeals@planninginspectorate.gov.uk at least **10 days before** submitting the appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Department for Communities and Local Government grant permission to develop land subject to conditions, the owner can claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter I of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.
- These circumstances are set out in Section 114 and related to provisions of the Town and Country Planning Act 1990.



DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	24/00930/ADV Advert Application
Location	:	Bus Shelter Outside Crouch Vale Medical Centre Burnham Road South Woodham Ferrers Chelmsford
Proposal	:	Proposed Double-sided digital Bus Shelter advertising displays. Digital displays to portray static advertising images.
Applicant	:	Helen Williams Clear Channel UK Ltd
Agent	:	
Date Valid	:	25th June 2024
Development Type	:	Advertisements (D22)
Drawing No(s)	:	Site Plan; Block plan; DT369437; PY4176/001B;
Target Date	:	19th August 2024
Consult Expiry	:	2nd August 2024

Description of the site

- Within the South Woodham Ferrers Urban Area
- On the walkway outside Crouch Vale Medical Centre
- Part of a wider scheme to replace bus stops around Essex

Details of the proposal

This proposal seeks consent for a double sided digital advertising display on one side of the bus stop. The adverts would be static images that change sequentially every 10 seconds and would be turned off between midnight and 5am.

Other relevant applications

None

Consultations

The following were consulted as part of the application:

- Essex County Council Highways – the impact of the proposal is acceptable subject to conditions
- South Woodham Ferrers Town Council (summarised) – object to the application based on the removal of the wooden shelter and the design of the new shelter
- Local residents – no responses received

Planning considerations

The bus shelter is sited outside Crouch Vale Medical Centre on Burnham Road, the B1032 which is a busy road. The shelter is near to Tabrums, a Grade II listed building. Given the small size of the advert and recent developments within the setting, such as the medical centre and roundabout, it would not harm the significance of the listed building. The advert would not harm the visual amenity of the area.

The advert would be visible on the approach to the shelter but is not considered to harm highway safety.

Other matters

Concern has been raised about the removal of the existing bus shelter by South Woodham Ferrers Town Council. This is not a consideration within this application which is for the advert only and not the replacement shelter.

For the reasons given above and having regard to all other matters raised it is concluded that the proposed development is acceptable in accordance with the adopted Local Plan Policies.

Community Infrastructure Levy (CIL)

This application is not CIL liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Condition 2

No advertisement shall be sited or displayed so as to endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military), obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air, or so as to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Condition 3

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Condition 4

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Condition 5

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Condition 6

The illumination of any advertisement displayed, shall not at any time exceed the standards contained within the Institution of Lighting Professionals, Professional Guide No. 5 (or any subsequent document as amended)

Reason:

In the interests of highway safety.

SUMMARY OF RELEVANT ADOPTED PLANNING POLICIES:

NPADV

NPPF Part 12 Achieving well-designed places - adverts

Part 12 advises that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

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. It is a material planning consideration.

Background Papers

Case File



TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Applicant:

Helen Williams
Clear Channel UK Ltd
32 Sovereign Way
Kings Norton Business Park
Kings Norton
Birmingham
B30 3HN

EXPRESS CONSENT TO DISPLAY AN ADVERTISEMENT

LOCATION: **Bus Shelter Outside Crouch Vale Medical Centre Burnham Road South
Woodham Ferrers Chelmsford**

PROPOSAL: **Proposed Double-sided digital Bus Shelter advertising displays. Digital
displays to portray static advertising images.**

APPLICATION NO: **24/00930/ADV**

DRAWING NO(s): **Site Plan; Block plan; DT369437; PY4176/001B;**

DATE RECEIVED: **25 June 2024**

The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to **GRANT EXPRESS CONSENT** for a period of 5 years (unless a shorter time limit is specified by condition), subject to compliance with the following conditions:-

Condition 1

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Condition 2

No advertisement shall be sited or displayed so as to endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military), obscure or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air, or so as to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Condition 3

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Condition 4

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Condition 5

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Condition 6

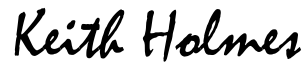
The illumination of any advertisement displayed, shall not at any time exceed the standards contained within the Institution of Lighting Professionals, Professional Guide No. 5 (or any subsequent document as amended)

Reason:

In the interests of highway safety.

Date: 20 August 2024

Signed

A handwritten signature in black ink that reads "Keith Holmes". The script is cursive and fluid.

KEITH HOLMES

Planning Development Services Manager

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

**NOTICE TO APPLICANT WHERE EXPRESS CONSENT UNDER THE TOWN AND COUNTRY PLANNING
(CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007 IS GRANTED SUBJECT TO CONDITIONS**

General

- Except where:
 - 1) A condition has been imposed requiring the removal of the advertisement(s).
 - 2) Renewal of consent has been refused.

The advertisement(s) hereby approved may be continued to be displayed on the expiry of the consent hereby given, subject to the Local Planning Authority being able to require the discontinuance of the display under Regulation 18.

- Conditions 1-5 are standard conditions specified in Schedule 2 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Appeals to the Secretary of State

- If you are aggrieved by the decision of the Local Planning Authority to impose conditions on your consent for the display of advertisements then you can appeal to the Secretary of State for the Department for Communities and Local Government under Regulation 17 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- If you want to appeal, then you must do so within 8 weeks of receipt of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State for the Department for Communities and Local Government can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State for the Department for Communities and Local Government need not consider an appeal if it seems to them that the Local Planning Authority could not have granted consent without the conditions being imposed, having regard to the provisions of the Regulations.

Notification of Appeals to the Council

- In accordance with revised appeal procedures, when forwarding copies of appeal forms and additional information, plans or drawings direct to the local authority, please send electronic copies to planning.appeals@chelmsford.gov.uk or address them to Director of Sustainable Communities, Chelmsford City Council, P.O. Box 7544, Civic Centre, CHELMSFORD, Essex, CM1 1XP.



DECISION MADE BY THE DIRECTOR OF SUSTAINABLE COMMUNITIES

Application No	:	24/00566/FUL Full Application
Location	:	154 Celeborn Street South Woodham Ferrers Chelmsford Essex CM3 7AW
Proposal	:	Demolition of existing garage. Construction of two storey front bay extension. Single storey rear extension and rear glass box extension. First floor rear balconies with canopy above. New garage with accommodation above and 3 side facing dormer windows. New carport. Addition of rooflights. Rear dormer window with balcony. External alterations including alterations to fenestration. New decking to rear and left hand side chimney corbelling. (Amendments to planning permissions 18/00815/FUL & 19/01304/FUL)
Applicant	:	Mr Neil Frend
Agent	:	
Date Valid	:	22nd April 2024
Development Type	:	Householder Developments (D21)
Drawing No(s)	:	BP_028_GS.01/P2; BP_028_GE.10/P2; BP_028_GE.02/P2; BP_028_GE.01/P3; BP_028_GA.10/P2; BP_028_GA.02/P2; BP_028_GA.01/P2; BP_028_SLP.01/P1; BP_028_SP.01/P1;
Target Date	:	30th August 2024
Consult Expiry	:	28th May 2024

Description of the site

- Within South Woodham Ferrers Urban Area where the principle of development is acceptable
- Large three storey detached house
- Set within a long plot
- Existing garage to the front of the property

Details of the proposal

This proposal seeks permission for the replacement of an existing garage with a new garage with accommodation above and 3 side facing dormer windows. Also, the construction of a two storey front bay extension to replace an existing two storey front bay projection and a single storey rear extension and rear glass box extension.

Other relevant applications

19/01304/FUL - Approved 8th October 2019

Demolition of existing garage and construction of front extension with 3 side facing dormers and rooflights and construction of new car port. Two storey front bay extension, Rear single storey glass box extension. Fenestration changes to the front of the property and left hand side chimney corbelled.

18/00815/FUL – Approved 5th September 2018

Single storey rear extension, first floor balconies with canopy above, rear facing dormer window with balcony, three front rooflights, decking to rear and other external alterations.

Consultations

The following were consulted as part of the application (summarised):

- South Woodham Ferrers Town Council -Strongly objects
- Amounts to over development
- Not in keeping with the surroundings
- Detrimental to the immediate neighbours
- Permission should not be given to anything that leads to an increase in height for any part of the property
- New construction should not be added closer to the road
- Essex County Council Highways – From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions.
- Public Health & Protection Services – no comments with regard to this application
- Local residents – 3 responses received and summarised below
- It appears that the existing steep gradient to the driveway will need to be increased and a low retaining wall may be necessary to protect 156 Celeborn Street
- The council need to review the manoeuvrability of the space in front of the garage
- Plans BP-028-EX,10 (P1) and BP-28-SLP,01 (P1) contain an error as there is no local offset in the boundary at the garage of No.156
- The proposed changes materially alters the garages visual appearance and is overbearing
- The replacement windows to the front of the property are larger and are intrusive and face directly onto the front of No. 123 Celeborn Street
- The larger dormers and 5 roof lights on the garage will affect the privacy of No.123, No. 156 and No.152
- The front of the development will be overbearing

Planning considerations

Previous Application

This application follows approved application 19/01304/FUL for:

Demolition of existing garage and construction of front extension with 3 side facing dormers and rooflights and construction of new car port. Two storey front bay extension, rear single storey glass box extension. Fenestration changes to the front of the property and left hand side chimney corbelled.

This application has been submitted to obtain permission for changes to the scheme already approved. During the life of this application amendments have been made to the design of the proposed garage and some neighbouring concerns have been addressed. Below are the listed changes to the approved application and comments on their design:

General:

- All gables, front and rear, would have a simpler design with projecting soffits/fascias removed

The simplified gable form on all elevations reflects the character and appearance of the area and unifies the changes to the property.

Front Projecting Gable:

- Would increase in width from 2.5 metres to 3.8 metres making it flush with the side elevation
- Its height would rise from 6.6 metres to 6.9 metres.
- The detailing around the windows would be simpler with larger areas of glazing.
- The side windows would be removed.

The increase in width and height of the front projecting gable does not appear out of proportion to the house and the simple design would be compatible with the dwelling and the wider area.

Entrance:

- The entrance door and glazing above would be simplified and reduced in width to accommodate the increased width of the garage and front gable.

They would be compatible with the host dwelling and would not harm the character and appearance of the area

Garage:

- The depth would increase from 5.4 metres to 6.1 metres.
- The height would remain the same as the approved garage, 5.88 metres.
- The dormers would be simplified in design and slightly wider, increasing from 1.75 metres to 1.8 metres.
- A double garage door would be replaced by two doors.
- 5 small roof lights would replace 4 on the west facing roof slope facing No.152.
- Window at gable end facing the highway, would be removed.

The garage is in a prominent position at the front of the property, however, the height would not be increased from that approved and the width would be increased by 0.7 metres. This increase would not be out of scale with the host property. The simple design and the minimal increase in width of the dormers would remain in proportion with the garage. Therefore, it would be compatible with the host dwelling and would not harm the character and appearance of the area.

Front Roof Slope & Rear Elevation:

- The amount of front rooflights would be increased from 3 in the centre, to two in the centre and one at each side of the roof slope.
- Detailing around the windows and doors would be simplified.
- Small roof lights on the single storey rear extensions are replaced by one single roof light.

The changes in fenestration including the increase in roof lights on the garage, front roof slope and the larger roof lights on the rear extension would be compatible with the host dwelling and would not harm the character and appearance of the area.

The rest of the application has not changed from the previous approval and remains acceptable in design terms.

Neighbouring amenity

There have been concerns raised by the immediate neighbours, No.152 to the west and No.156 to the east and No.123 opposite, across the street.

No.152 Celeborn Street

The proposed garage would be visible from the front of the property, as is the current garage. Permission has previously been given to increase the height and the outlook would not be materially different from the existing outlook. The proposal would not be overbearing to the neighbour or overshadowing.

The extra roof light in the roof slope facing No.152 will be acceptable, it will not cause additional overlooking to that already permitted and, as before, a condition should be imposed to ensure they have obscure glass and that the 3 central windows are fixed shut. It should also prevent further windows in this roof slope.

No.156 Celeborn Street

It has been pointed out that plans no. BP-028-EX,10 (P1) and BP-28-SLP,01 (P1) do not accurately portray the position of the garage at No.156, which is set slightly back from the boundary, however, these plans are shown at 1:500 and 1:200 respectively and the red line obscures the small set back. The position of the garage is shown clearly on BP_028_SP.01 (P1).

The dormer windows of the proposed garage would face No.156 and will be nearer to the boundary between the two properties by approximately 0.6 metres. However, this would still mean that the distance of the dormer windows to the boundary would be approximately 7.72 metres. The windows would face the new front gable projection and the garage of No.156 which is on the boundary. Therefore, this would not harm the amenity of No.156 in terms of overlooking and overshadowing.

No.123 Celeborn Street

This property is located on the opposite side of the road to the application site. No.154 is positioned more than 24 metres away from the front of the proposed garage.

Concern has been raised about overlooking from the garage and the front gable projection. The windows in the front gable projection are in the same position as the existing windows and although there may be an increase in glazing it will not increase the view to No.123 from No.154.

The dormers and roof lights to the garage bring windows nearer to No.123, however the windows do not face No.123. The significant distance between No.154 and No.123 is such that there will be no overlooking to the neighbouring property.

Other matters

A concern has been raised regarding the retention of the higher land at No.156 Celeborn Street, this is outside the scope of Town and Country Planning legislation.

Comments have been made regarding the gradient of the parking area and the difficulty in manouvering within the area. The Highways Authority have been consulted as part of this proposal and raised no objections, there would be no harm to highway safety.

Biodiversity Net Gain

Biodiversity Net Gain Mandatory? No
Exemption: householder application

Community Infrastructure Levy (CIL)

This application is not CIL liable.

RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

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.

Condition 2

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 3

The three rooflights in the western roof elevation of the garage and shown on approved Drawing No BP_028_GE.02 Rev.P2 shall be:

- a) obscured (minimum Level 3 obscurity level) and shall remain so obscured and;
- b) the three central rooflights shall be fixed shut and shall remain non-openable.

No additional rooflights shall be installed within the roof slope without the permission of the Local Authority.

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DC4 of the adopted Core Strategy and Development Control Policies Development Plan Document.

Condition 4

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

Reason:

To safeguard the privacy of the occupiers of the adjacent property or properties in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 5

The vehicle parking, double garage and carport hereby permitted shown on drawing no. BP_028_GA.10 Rev P2 and the vehicle parking and turning area shown on drawing no. BP_028_SP.01 shall be kept available at all times for the parking and manoeuvring of motor vehicles by the occupants of the dwelling[s] and their visitors and for no other purpose.

Reason:

To ensure that sufficient parking is available to serve the development in accordance with Policy DM27 of the Chelmsford Local Plan.

Notes to Applicant

- 1 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

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.

SUMMARY OF RELEVANT ADOPTED PLANNING POLICIES:

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.

DM27

Policy DM27 - Parking Standards - The Council will have regard to the vehicle parking standards set out in the Essex Parking Standards - Design and Good Practice (2009) or as subsequently amended when determining planning applications.

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. It is a material planning consideration.

Background Papers

Case File



TOWN AND COUNTRY PLANNING ACT 1990

Applicant:

Mr Neil Frend
154 Celeborn Street
South Woodham Ferrers
Chelmsford
Essex
CM3 7AW

PLANNING PERMISSION

LOCATION: 154 Celeborn Street South Woodham Ferrers Chelmsford Essex CM3 7AW
PROPOSAL: Demolition of existing garage. Construction of two storey front bay extension. Single storey rear extension and rear glass box extension. First floor rear balconies with canopy above. New garage with accommodation above and 3 side facing dormer windows. New carport. Addition of rooflights. Rear dormer window with balcony. External alterations including alterations to fenestration. New decking to rear and left hand side chimney corbelling. (Amendments to planning permissions 18/00815/FUL & 19/01304/FUL)
APPLICATION NO: 24/00566/FUL
DATE RECEIVED: 22 April 2024
DRAWING NO(s): BP_028_GS.01/P2; BP_028_GE.10/P2; BP_028_GE.02/P2;
BP_028_GE.01/P3; BP_028_GA.10/P2; BP_028_GA.02/P2;
BP_028_GA.01/P2; BP_028_SLP.01/P1; BP_028_SP.01/P1;

The Council has given consideration to the application and plans as specified above, and hereby gives notice of its decision to **GRANT PLANNING PERMISSION** subject to the following: -

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

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.

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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.

Date: 3 September 2024

Signed:

Keith Holmes

KEITH HOLMES

Planning Development Services Manager

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE NOTES ATTACHED

Important Note: This Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.

The provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this development and will be determined at Building Regulation Stage.

NOTICE TO APPLICANT WHERE PERMISSION IS SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to impose conditions on your permission for the proposed development then you can appeal to the Secretary of State for the Department for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- For householder and minor commercial applications you must appeal within **12 weeks** of the Council's decision. For other application types you must appeal within six months of the Council's decision.
- **However if the development as described in your application is the same or substantially the same as development that is currently the subject of an enforcement notice then you must appeal within 28 days of the date of this decision notice.**
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Notification of Appeals to the Council

- You must send a copy of your appeal to the local authority. In accordance with appeal procedures, when forwarding copies of appeal forms and additional information, plans or drawings direct to the local authority, please send electronic copies to planning.appeals@chelmsford.gov.uk or address to the Director of Sustainable Communities, Chelmsford City Council, P.O. Box 7544, Civic Centre, Duke Street, Chelmsford, Essex, CM1 1XP.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Department for Communities and Local Government grant permission to develop land subject to conditions, the owner can claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter I of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.
- These circumstances are set out in Section 114 and related to provisions of the Town and Country Planning Act 1990.

Planning Applications To Be Considered at Meeting 24th September 2024

24/01127/FUL	1	Longhams Drive	Two storey side extension and single storey front extension. Alterations to driveway.	MOB
24/05166/TPO	144	Celeborn Street	T12 False acacia - Located at front of property- Removal of several dead branches.	AS
24/05170/TPO	5	Millars Close	T1 Oak- 1.5m crown reduction and removal of deadwood. Reason: Works are being carried out due to the the southern side of the crown rubbing on a neighbouring property. A 1.5m crown reduction will stop damage to next door and keep the crown of the tree symmetrical. This will also reduce wind sail/shedding branches in the event of extreme weather (parked cars and footpath directly underneath) All pruning will be carried out to BS3998.	AS

Please note that we are not the Planning Authority for these details please sign up for application alerts in your area from Chelmsford City Council.

Parish Council



Street Naming and Numbering
Chelmsford City Council
Duke Street
Chelmsford
Essex, CM1 1JE

Reference: 24/03099/DEVST
Please ask for: Lauren Farrington
T 01245 606590;
E Address.Management@chelmsford.gov.uk

11 September 2024

Street Naming and Numbering

Site Address: **SITE AT FORMER OAK HOUSE
BICKNACRE ROAD
BICKNACRE
CHELMSFORD**

Application Number: **24/03099/DEVST**

I have received suggestions for new street names within your area as shown on the attached schedule.

This Authority has only one month, by law, in which to make decisions on street naming. I should, therefore, be grateful if you would inform me of your views on the suggested names within two weeks from the date of this letter. If I do not hear from you, I shall assume that you are happy with the suggestions.

Regards

Lauren Farrington
Address Management Officer



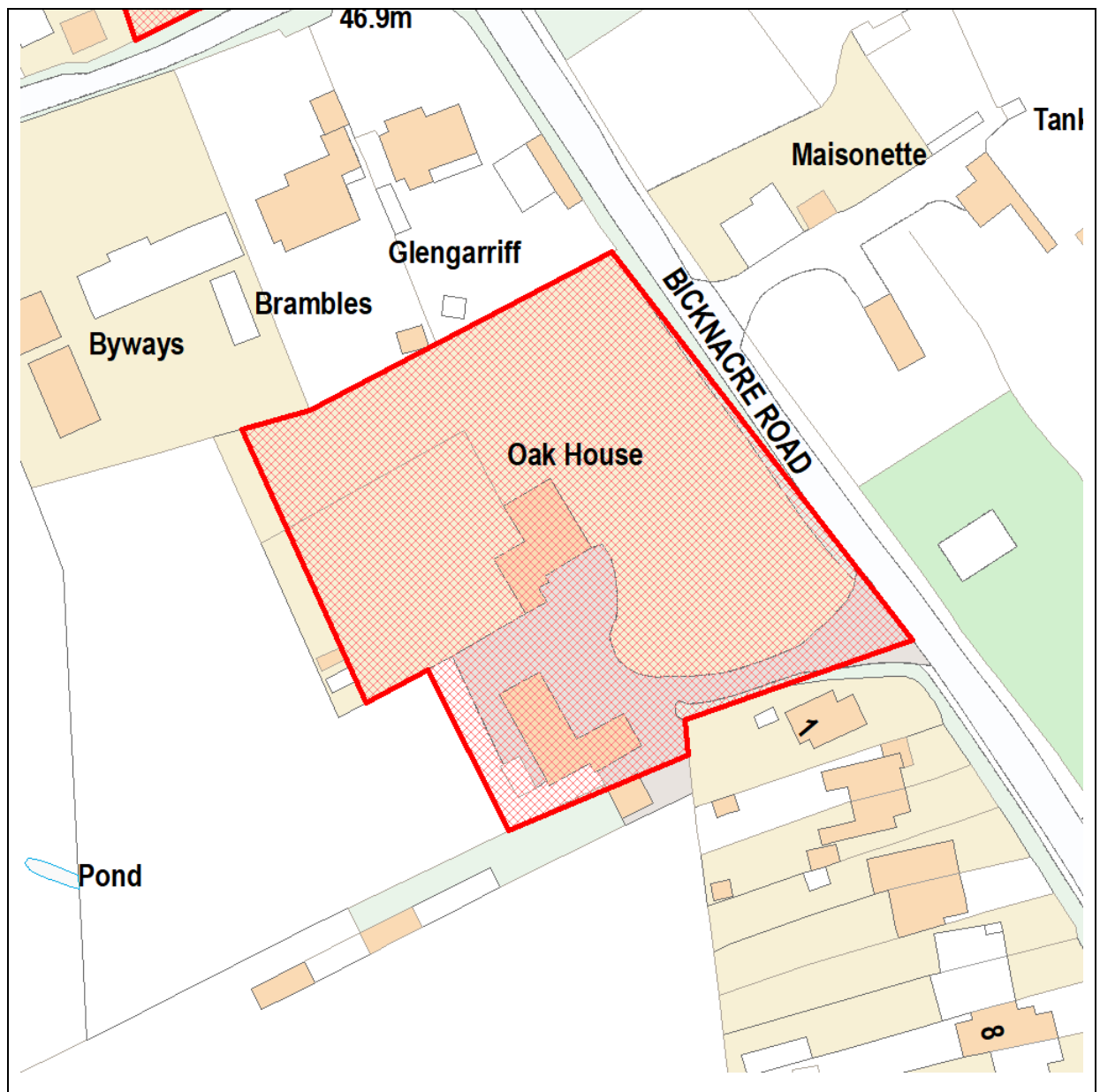
Location Plan

Site Address:

Site At Former Oak House Bicknacre Road Bicknacre Chelmsford

Application Number:

24/03099/DEVST



Copyright:

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Street Naming Suggestions

Development Site:

Site At Former Oak House Bicknacre Road Bicknacre Chelmsford

Application Number:

24/03099/DEVST

Suggestions	Comments
Oakview Close	Original house on site was named Oak House. Suggested by Parish Council. Suggested by Parish Council.



QUOTATION

Fen Contracts Ltd.
Salesfrith Farm,
Bicknacre Road,
East Hanningfield,
Essex,
CM38AP

Quote

Fen Project No: 79-24
Quotation No: 01
Client Ref:
Date: 30/08/2024

David Smith,
Environment & Leisure Officer
South Woodham Ferrers Town
Council,
92 Hullbridge Rd,
South Woodham Ferrers,
Chelmsford
CM3 5LJ

South Woodham Ferrers Town Council	
This price is to provide a team of CPCS Skilled Operatives to remove and dispose of stock mesh fencing and gates from the grazing area at the South Woodham Fenn. Access and egress will be arranged with the Woodham Ferrers Town Council for all plant and machinery.	
Total	£4,140.00

This is a Nett Price. VAT at prevailing rates will be added to all invoices.

SPECIAL OFFER 2024



EVOLIS VISION
SOLAR VERSION
RADAR SPEED SIGN
THE MORE YOU BUY.
THE MORE YOU WIN!

TWIN PACK
EVOLIS VISION
SOLAR VERSION



£ 3,999*
(EX VAT + SHIPPING)

£ 4,500*
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EVOLIS VISION SOLAR VERSION: THE MOST EFFECTIVE RADAR SPEED SIGN ON THE MARKET!



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AVAILABLE
IN ELECTRIC
VERSION



ITS MAIN ADVANTAGES:



Visibility

- An **XXL display** and high resolution that significantly enhance visibility and psychological impact on the driver.
- **Range from 50 to 300 meters:** Increased confrontation time for the driver, resulting in greater speed reduction.
- **Tri-color display** and adjustable messages.



Connected

- Software for PC and **smartphone app included**.
- Remote access through the **Connect option** to upgrade to 4G.



Autonomous

- Up to **7000 vehicles per day**.
- Power modes: **solar and hybrid** to adapt to all locations.
- **Lightweight** for easy one-person installation.



Reliable and durable

- Designed for **all weather conditions**.
- One-piece structure of reinforced **ABS resin**, with a polycarbonate front.
- **Anti-UV** and **anti-corrosion** treatment.
- **2-year warranty** on parts and labour.



MADE IN
FRANCE

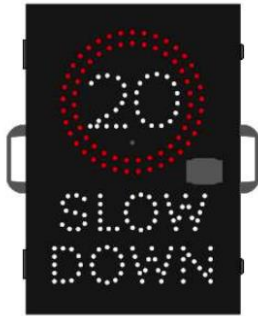


Certified paper PEFC



Quote B

A WIDE RANGE OF PRODUCT OPTIONS



MVAS

Shows the speed limit and a message to any vehicles exceeding the speed limit.

Each sign can show two different speed limits according to your needs.

Type 1 – 20 / 30 mph
Type 2 – 30 / 40 mph



Smile / Frown MSID

Shows the vehicle's speed and smiley face in green if under the speed limit.

Shows the vehicle's speed and sad face in red if over the speed limit.

Advanced functionality described on next page



Slow Down / Thank You MSID

Shows the vehicle's speed and thank you in green if under the speed limit.

Shows the vehicle's speed and slow down in red if over the speed limit.

Advanced functionality described on next page



ADVANCED FUNCTIONALITY OF MSID SIGNS

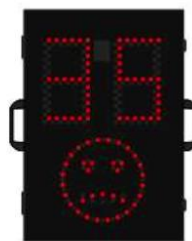
Display Settings (based on 30mph norm set speed limit)



Display 1
Below speed limit



Display 2
Within 10% above
speed limit



Display 3
Over 10% above speed
limit, below upper limit



Display 4
Above upper limit

To reinforce speed limits and encourage good driver behaviour our signs offer flexible feedback options. The speed thresholds are set by the customer within the sign controller. When activated the sign will display one of 4 messages depending at what speed the sign was activated.

1. Below the speed limit the vehicle's speed and THANK YOU or SMILEY is shown in green.
2. Between the speed limit and 10% over the speed limit only the vehicle's speed is shown in red.
3. Between 10% over the speed limit and below the upper speed threshold (set by the customer) the vehicle's speed and SLOW DOWN or SAD FACE is shown in red.
4. Sadly, a small percentage of drivers are irresponsible. Therefore, if the vehicle speed is above the upper speed threshold SLOW DOWN or SAD FACE is shown in red. The speed is not shown. This is to deter vehicles from using the displayed speed as a "thing to boast about".

CORRECT POSITIONING OF SOLAR POWER SIGNS



The solar panel depends on direct sunlight to fully maintain the battery power within the sign. The panel is virtually maintenance free, requiring a quick wipe down each year.



When choosing a site to install a solar powered sign the location needs to be carefully planned. A good open south facing aspect with no overhanging trees or buildings.



The moveable solar panel utilises the same bracket system as the sign with a plug-in connection for ease of installation at the chosen site.

PRICING

Product	Solar powered	Functionality
MVAS	<p>£3,302.50</p> <p>Type 1 c-S-30-r-023-SD-BDH Type 2 c-S-30-r-034-SD-BDH</p>	<ul style="list-style-type: none"> Activated by approaching vehicles exceeding a pre-set speed threshold. Extended battery life options available Data logging with Bluetooth download as standard
Smile / Frown MSID	<p>£3,865.00</p> <p>C-S-24-r-088-SF-DHP</p>	<ul style="list-style-type: none"> Activated by all approaching vehicles with a green display under the set speed limit and a red display above the set speed limit Data logging with onboard wi-fi connection download as standard
Thank You / Slow Down MSID	<p>£3,990.00</p> <p>C-S-24-r-088-ST-DHP</p>	<ul style="list-style-type: none"> Activated by all approaching vehicles with a green display under the set speed limit and a red display above the set speed limit Data logging with onboard wi-fi connection download as standard
Delivery	<p>£100.00</p> <p>(Max 4 signs per single pallet)</p>	



Solar Charge System for Radar Speed Signs PTSC 823



Key Features

- 300mm x 830mm x 300mm
- 12volt 32 watts
- Robust crystalline cell construction
- Advanced charging system
- Universal fixings to poles & lamp posts
- Year round electrical cover
- Serviceable, military style metal connector and flexible conduit
- All brackets and fixings included
- Comprehensive support
- Designed and manufactured in the UK

QMS⁺
ISO 9001
REGISTERED

Superb electrical support for our PTSC range of speed signs PTSC 823 Solar Charge System

The PTSC 823 Solar charge system allows for easy all year round electrical support for our extensive range of radar speed signs.

The speedchecker solar power system is a robust electrical charge kit designed to provide reliable all year round support for our PTSC range of radar speed sign products. This system solves the problem of having to provide mains electricity to such installations, thus saving the considerable cost of installation of on site services.

The universal screw band fixing system allows for fixing to all manner of posts, lamp posts, fencing posts etc.

The intelligent charge controller maintains the speed signs on board battery through the depths of winter and the height of summer.

The inspection windows in the back of the speed sign allows for easy inspection of battery and solar condition indicator lights.



Made in Britain

Radar Speed Sign

PTSC 901



Key Features

- Advanced accuracy K band doppler radar sensor
- High brightness/low power LED technology
- Up to 100 metres range
- Optional battery, solar and mains operation
- 18 Ah onboard battery as standard
- Various mounting options
- Comprehensive support
- Designed and manufactured in the UK

QMS⁺
ISO 9001
REGISTERED

TOPAS
A supplier of TOPAS registered products

The cost effective tool for improving road and site safety

PTSC 901 vehicle activated, radar speed sign

Health and safety is now a primary concern for anybody operating sites where vehicles are in use. Traditional, fixed signs can be easily ignored and ensuring that vehicles keep to the prescribed limit can present a difficult task.

The large digit display makes it plain for the driver and all around, to see that the speed limit has been exceeded or otherwise, the psychological impact is that drivers tend to reduce their speed to keep within the prescribed limits.

Customer observation suggests that each of our SpeedChecker signs has an instant effect on this problem by providing drivers with visual feedback, should they break the speed limit, both on a site or on the roadside.

Our radar speed signs are user configurable and provided with easy to use software tools to perform these operations via USB connection, along with a full and comprehensive manual to help guide you through the process of installation.

Our devices have been designed by our in house engineering team and are manufactured in the UK in our own facilities, allowing us to have an excellent knowledge of all of our products, along with full comprehensive support.

Our company, established in 1984 is:

- ISO 9001 (2015) registered

Our PTSC range of speed signs is:

- TOPAS UK Highways registered
- BSEN 12966-1 compliant



Radar Speed Sign

Slow Down/Thank You
PTSC 904



Key Features

- Advanced accuracy K band doppler radar sensor
- High brightness/low power LED technology
- Up to 100 metres range
- Optional battery, solar and mains operation
- 18 Ah onboard battery as standard
- Various mounting options
- Comprehensive support
- Designed and manufactured in the UK



The cost effective tool for improving road and site safety

PTSC 904 vehicle activated, radar speed sign with 'SLOW DOWN/THANK YOU' legend

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- ISO 9001 (2015) registered

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- TOPAS UK Highways registered
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PTSC 901 Radar speed sign £2100.00 + vat each

PTSC 903 Radar speed sign with small slow down £2250.00 + vat each

PTSC 904 Radar speed sign with small slow down/thank you £2350.00 + vat each

These signs can be configured, at manufacture, to run from mains power, solar or battery.

A mains operated option would have a waterproof enclosed, switch-mode power supply, which will need connecting to a mains power source by a qualified electrician.

For a solar operated option, add our PTSC 823 Solar kit at £475.00 + vat per sign.

This offers a 'fit and forget' 24/7 power solution, provided that the solar panel is facing South and is not in major shadow from trees or buildings.

The solar powered signs have an onboard battery which is kept topped up by the solar panel for round the clock use. Alternatively, for battery operation, add our battery charger at £140.00 + vat.

The battery-operated signs will allow for 2-3 weeks use on a full charge, depending on traffic flow, before recharge is required.

Optional spare battery £55.00 + vat each

Optional data-logging facility and PC based traffic statistics software £250.00 + vat per sign

Collected data, such as average traffic volume and average speeds, can then be downloaded via the USB lead provided to a laptop PC and takes only a few seconds. The signs and solar arrive complete with post clips or screw-bands for an easy fix to an existing post. The signs are pre-programmed to suit your site speed limit, so are ready to simply switch on.

Carriage for 1 nbr sign (including solar if required) £45.00 + vat

Our PTSC range is designed and manufactured by us, here in the UK, in an ISO 9001 environment and has a 2-year, return-to-base warranty.

The signs in the PTSC range are also UKAS test house tested to be compliant with BSEN 12966-1 and are TOPAS registered, both for UK highways.

Lead time is typically 10-15 working days from order to despatch

Installation

In order to install a SID, we require the permission from Essex Highways by completing a form and support from our Essex County Councillor. Sites for installation would need to be selected and agreed.