

MEMBERS' UPDATE

HEAD OF PAID SERVICE'S OFFICE
HEAD OF PAID SERVICE
Richard Holmes

03 September 2018

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 3 SEPTEMBER 2018

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **FUL/MAL/17/01071 - Stow Maries Aerodrome, Hackmans Lane, Purleigh, Essex**
(Pages 3 - 4)
6. **FUL/MAL/18/00587 - Agricultural Buildings Honeywood Farm, Honeypot Lane, Stow Maries, Essex** (Pages 5 - 8)
7. **FUL/MAL/18/00619 - Land West Of Abbottswood, Beacon Hill, Great Totham**
(Pages 9 - 10)
9. **LED/MAL/18/00857 - Field North West of Mosklens Farm, Chelmsford Road, Purleigh** (Pages 11 - 12)

Yours faithfully



Head of Paid Services

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
3 SEPTEMBER 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

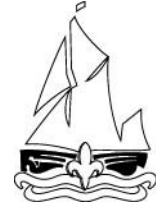
Application Number	FUL/MAL/17/01071
Location	Stow Maries Aerodrome Hackmans Lane Purleigh Essex
Proposal	Variation of conditions 13 & 14 on approved planning permission FUL/MAL/09/00250 (Re-instatement of airfield and erection of 2 x no. aircraft hangers to match former buildings on site)
Applicant	The Trustees Stow Maries Great War Aerodrome
Agent	TMA Chartered Surveyors
Target Decision Date	4 September 2018
Case Officer	Yee Cheung
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Member Call In by Councillor Miss S White on the grounds of public interest

Additional Information – Amended Appendix 2

The Applicant has submitted a more specific guidance to Pilots about requirements for contacting the Aerodrome and where they should not fly. The second page shows “no overflight zones” and the noise reduction departure route. Robert Pooley, 601-602, dated 2018 supersedes Robert Pooley, 587, 2016.

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3 SEPTEMBER 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/18/00587
Location	Agricultural Buildings Honeywood Farm Honeypot Lane Stow Maries Essex
Proposal	Section 73A application for the change of use of agricultural buildings to Use Class B8 (storage and distribution)
Applicant	Mr A Brown
Agent	Mrs Leanne Frost - Acorus Rural Property Services Ltd
Target Decision Date	16.07.2018 E.o.T. requested for 07.09.2018
Case Officer	Spyros Mouratidis
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Not Delegated to Officers – Change of use more than 1,000m ²

There was an error to the wording of the reasoning of the proposed conditions. The wording of the reasoning should have read as follows:

8. PROPOSED CONDITIONS OR REASONS FOR REFUSAL, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

PROPOSED CONDITIONS OR REASONS FOR REFUSAL

Conditions:

(Those that need to be complied with before the development starts or at certain stages defined in the condition to make it satisfactory to meet legal requirements. Conditions must be necessary, relevant (to planning and to the environment), enforceable, precise and reasonable.)

1 CONDITION

Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), premises shall only be used for purposes falling within Use Class B8 of the Schedule to the Town & Country Planning Use Classes

(Amendment) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.

REASON

In order to ensure the appropriate use of the site in the interests of protecting the amenities of adjacent occupiers, the natural environment and the highway safety in accordance with policies S1, S8, D1, D2, N2, T1 and T2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

2 CONDITION

The use of the premises hereby approved shall only operate between 07:30 hours and 18:00 hours Mondays to Fridays, 08:00 hours and 13:00 hours on Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

3 CONDITION

No machinery shall be operated nor shall any process be carried out and no deliveries or collections undertaken at the site other than between 08:00 hours and 17:30 hours on weekdays and between 08:00 hours and 13:00 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

4 CONDITION

With the exception of a forklift used in association with the deliveries on site, no machinery shall be used outside the buildings.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

5 CONDITION

No extraction or ventilation equipment, vents, air conditioning units or similar plant equipment shall be installed or fitted to any external part of the building except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

REASON

In order to ensure the protection of the amenities of adjacent occupiers, the natural environment and the character and appearance of the area in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

6 CONDITION

No external illumination shall be installed or fitted to any part of the site except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

REASON

In order to ensure the protection of the amenities of adjacent occupiers, the natural environment and the character and appearance of the area in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

7 CONDITION

No retail or wholesale sales shall operate from the site.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

8 CONDITION

No goods, materials, plant, machinery, skips, containers, packaging or other similar items associated with the use hereby permitted shall be stored or kept outside of the building on site.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

9 CONDITION

Within three months from the date of this permission, provision shall be made to the rear of the application site for a parking area for ten (10) vehicles and adequate turning space. The parking spaces shall be marked and retained for parking of vehicles in association with the B8 use hereby approved in perpetuity.

REASON

In order to ensure there is sufficient parking on site in accordance with policies T1 and T2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

**CIRCULATED
BEFORE THE
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**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
03 SEPTEMBER 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/18/00619
Location	Land West of Abbottswood, Beacon Hill, Great Totham
Proposal	New four bedroom dwelling with detached car port
Applicant	Mr. and Mrs. Brown
Agent	Mr. Simon Plater – Plater Claiborne Architecture and Design
Target Decision Date	03 September 2018 EOT till 07 September 2018
Case Officer	Hilary Baldwin
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Departure from the Local Development Plan and the Officer recommendation is for approval

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish/Town Councils (*summarised*)

Name of Parish / Town Council	Comment	Officer Response
Wickham Bishops (Neighbouring Parish)	No letters of rep received The site is outside but near to the Wickham Bishops boundary. Cllrs considered that the supporting documents contained factual errors claiming the existence of services that did not exist. The proposal would bring an urban feel and be overly dominants with harmful effect on the street scene.	It is considered that the errors on the WB services relate to two public houses which no longer exist. However at the time of writing this report, The Chequers was still operational as a public house, the village is served by a regular daytime bus service and there are a number of other village shops and a GP surgery. Wickham Bishops also benefits from a large village hall and community sports facility including tennis courts and cricket ground. All services are considered to be within walking distance to the application site.

Name of Parish / Town Council	Comment	Officer Response
		<p>The concerns in relation to impact upon the site and its setting are considered to have been addressed within the original Officer report.</p> <p>It is noted that Wickham Bishops is a neighbouring parish but the site is viewed more in context with that settlement than Great Totham. The parish of Little Braxted was also advised of the proposal as the northern boundary of the site forms the boundary with that parish. However, no response has been received.</p>

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**to
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3 SEPTEMBER 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	LDE/MAL/18/00857
Location	Field North West of Mosklyns Farm, Chelmsford Road, Purleigh
Proposal	Claim for lawful development certificate for the existing use for storage of materials and plant connected with demolition by R Strathern and materials and plant by E J Taylor
Applicant	Mr Strathern
Agent	None
Target Decision Date	03 September 2018
Case Officer	Kathryn Mathews
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call-in – Councillor Sue White due to public interest

This application has been **WITHDRAWN**.

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