

MEMBERS' UPDATE

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

04 March 2019

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 4 MARCH 2019

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/18/01333- Land North West of Fernbrook Hall, Mope Lane, Wickham Bishops** (Pages 3 - 6)

8. **FUL/MAL/18/01475 - Clarks Farm, Wash Lane, Little Totham** (Pages 7 - 8)

10. **HOUSE/MAL/19/00084 - 9 Heriot Way, Great Totham** (Pages 9 - 10)

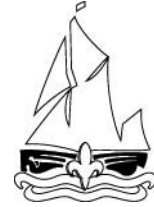
Yours faithfully



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
4 MARCH 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/18/01333
Location	Land North West Of Fernbrook Hall Mope Lane Wickham Bishops
Proposal	Demolition of existing stables and construction of new 6 bedroom house with basement parking, cinema room and bar.
Applicant	Paula Vassallo Bechtel
Agent	Mr Neil McQuire - Domino Sky Building Design Limited
Target Decision Date	14.03.2019
Case Officer	Hannah Bowles
Parish	Wickham Bishops
Reason for Referral to the Committee / Council	Member call in by: Cllr. Henry Bass Reason: Public Interest

Please note during the course of the application the agent has updated the applicant to Paula Vassallo Bechtel who resides at Fernbrook Hall.

6 CONSULTATIONS AND REPRESENTATIONS RECEIVED

6.3 Internal Consultees

Tree Consultant

6.3.1 A tree protection plan and method statement is required to show what trees would be removed and how the remaining would be protected. This information has not been supplied by the agent. Should the application be approved a condition to ensure this information was provided prior to any works commencing above ground level.

Ecology

6.3.2 The Coast and Countryside Officer had the following comments to make:

‘There is insufficient detailed information supplied to comment on this application from an Ecological position at this time.

Agenda Item no. 5

Although December is an acceptable time of year for Desk Study and initial Phase one appraisals, it really isn't a good time of year for carrying out more detailed surveys which would assist in establishing Ecological impacts of this development. There is also a distinct lack of current ecological/species data which make it more difficult to determine this application.

The commissioned TSA Ecology does make reference to this in sections 5.2 – “sub-optimal time for flowering plants” - and 5.4 in reference to Fauna – “the time of year at which the survey is undertaken will affect the species or field signs directly recorded during the survey”.

Mope wood is identified as a Local Wildlife Site (Ma30) and forms part of a wider Ancient woodland mosaic which is not present in great quantity in the Maldon District. Mope Wood is also subject to an Essex TPO in general and this development falls within Woodland Tree Protection order (TPO/6/87), plot W1 of the order reflects this. As such it is both the woodland as an ecological unit in itself and its context in the wider landscape that are my concerns.

There are a number of species considerations that could be included as conditions prior to any approval. The best survey periods for these are fast approaching, so could well be carried out prior to any further consents and the proposed start of any works:

- Bat survey, primarily for foraging. I agree with the report that the current stable block has no suitable voids, but the on-site foraging aspect is not covered in sufficient detail. There is also no detail with regard to lighting mitigation (temporary or permanent) or habitat enhancement (i.e. bat refugia installation) in relation to the application only a passing reference to it.
- Breeding bird survey – this will give a greater indication of species present plus inform any mitigation or enhancements that could be made. May well inform any build/works period too as site clearance will need to give due consideration to any breeding birds present.
- Reptile/amphibian walkover survey & refuge survey – I recognise the limited survey data available, but feel that at the very least a proper walkover and refuge survey at the correct time of year should be carried out, if only to establish absence from site.
- Botanical survey (undertaken April-Sept) - perhaps a Phase 2 appraisal on and around TN03 and TN05 of the report as these are likely to be the most impacted.
- Interestingly the presence of Bluebells (*Hyacinthoides non-scripta*) is identified from Sparkey wood, but not the population with Chantry woods less than 50m across the road.
- Invertebrates are not commented on in the preliminary appraisal. Both Sparkey Woods and the much closer Chantry Woods have populations of Wood ant (*Formica rufa*) which is an Essex Red Data Book species. It is not unreasonable to expect them to be present throughout Mope wood too. Given the ancient woodland mosaic, it is likely that other Red data species may be present in the local area. I'm not suggesting a full survey is required at this time but again, December is not the time that any of these would actually be evident.

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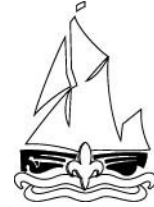
I would also echo Andy Day's (Tree Consultant) comments with regard to the Tree protection plan and add that it would be helpful to see any soft landscaping/planting programme, specifically for the north boundary and the transition zone between what (presumably) could become 'formal' garden and the existing woodland. The indicative site plan shows only the *structural* build/footprint.

Although minimal tree removal is suggested, it is also noted in the Ecological appraisal that there are several gaps in hedge lines and so opportunities are available to improve tree stock and hedge planting with suitable native species mixes (and ideally removing the rhododendron present entirely from the site and replacing it with something appropriate)

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to
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4 MARCH 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

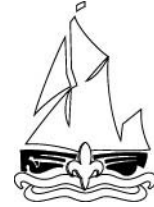
Application Number	FUL/MAL18/01475
Location	Clarks Farm Wash Lane Little Totham
Proposal	Change of use from Sui Generis to a two bedroom residential dwelling (Class C3)
Applicant	Mr S Cobb
Agent	Raymond Stemp Associates
Target Decision Date	27.02.2019 EOT 05.03.2019
Case Officer	Hannah Bowles
Parish	Little Totham
Reason for Referral to the Committee / Council	Member Call In by: Cllr. David Sismey Reason: Public interest

7.4 Representations received from Interested Parties

7.4.1 One further letter of support has been received.

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4 MARCH 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 10

Application Number	HOUSE/MAL/19/00084/
Location	9 Heriot Way, Great Totham
Proposal	Part conversion and extension of existing garage to provide ancillary accommodation
Applicant	Mr. & Mrs. Darren & Karen Newman
Agent	Mr. Mark Crocker
Target Decision Date	21/03/2019
Case Officer	Emma Worby
Parish	Great Totham
Reason for Referral to the Committee / Council	Member Call In – Cllr. Sismey (public interest)

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council	The proposed extension, due to its location, will be barely seen and will not overlook the neighbouring properties.	Comments noted

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