



MALDON DISTRICT
COUNCIL

MEMBERS' UPDATE

DIRECTOR OF STRATEGY,
PERFORMANCE AND GOVERNANCE
Paul Dodson

07 April 2022

Dear Councillor

DISTRICT PLANNING COMMITTEE - THURSDAY 7 APRIL 2022

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. **21/007521/RES - Land at Broad Street Green Road and Langford Road and Maypole Road, Great Totham, Essex**(Pages 3 - 4)

Yours faithfully

Director of Strategy, Performance and Governance



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CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
DISTRICT PLANNING COMMITTEE
7 April 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	21/00752/RES
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 160 residential units with associated access, parking, servicing and landscaping (Phase 1 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).)
Applicant	Mr Carl Glossop - Countryside Properties (UK) Ltd
Agent	Mr Matthew Wood - Phase 2 Planning
Target Decision Date	22.11.2021 (Extension of time agreed: 10.03.2022)
Case Officer	Anna Tastsoglou
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan

5. MAIN CONSIDERATIONS

5.6.4. *Correction point.* The last sentence of paragraph 5.6.4 should be deleted, given that the following amendments the proposed development would not result in a shortfall of private amenity space. Therefore, para 5.6.4 would read as follows:

“Flats 145, 146 would be served by a small but sufficient amenity space (just over 50sqm) to meet the needs of the future occupiers and therefore, no objection is raised in that respect. Following revisions, an amenity area of 126.5sqm and 127sqm would be provided for flats 95-99 and 90-94, respectively. Therefore, the proposal, following amendments would meet the outdoor amenity area requirements of the future occupiers, in accordance with the MDDG SPD. Units 90 and 95 would also benefit from outdoor space in a form of a balcony”

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations

Name of Parish / Town Council	Comment	Officer Response
Essex County Fire and Rescue Service	<p>The following response was previously received:</p> <p>Essex County Fire and Rescue Service is not satisfied with the proposals, as turning circles are required within the area of buildings referenced, H419 OPP, HT28 W, and plots 85/86, as fire service appliances would be required to reverse for more than 20m in order to gain access to these buildings. A table has been provided for information on turning circle requirements. More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.</p> <p>ECFRS would strongly recommend a risk-based approach to the inclusion of Automatic Water Suppression Systems, which can substantially reduce the risk to life and of property loss.</p>	<p>Following the submission of these comments the Applicant has commissioned a full fire strategy, in accordance with the details submitted as part of the consultation response, where they identified a number of plots which would have sprinklers. These would include plots 36, 137, 7, 8, 11, and 12. Furthermore, it has been confirmed that a turning head has been provided between plots 85 and 86 and a diagram has been submitted showing how the fire service appliance is able to reach each the adjacent plots (87 and 88) without reversing for more than 20 metres.</p>