



MALDON DISTRICT
COUNCIL

MEMBERS' UPDATE

DIRECTOR OF STRATEGY,
PERFORMANCE AND GOVERNANCE
Paul Dodson

12 July 2022

Dear Councillor

DISTRICT PLANNING COMMITTEE - WEDNESDAY 13 JULY 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. **22/00261/FUL - Hall Farm Land at 583941 203977, Hazeleigh Hall Lane, Hazeleigh**(Pages 3 - 4)

Yours faithfully

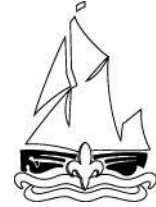
A handwritten signature in black ink, appearing to read 'P. Dodson'.

Director of Strategy, Performance and Governance



This page is intentionally left blank

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
DISTRICT PLANNING COMMITTEE
11 July 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	22/00261/FUL
Location	Hall Farm Land at 583941 203977, Hazeleigh Hall Lane, Hazeleigh
Proposal	The construction and operation of a solar photovoltaic farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping.
Applicant	Mr James Hartley-Bond – Low Carbon Solar Park 1 Limited
Agent	Mr N Bowen – DWD Property and Planning
Target Decision Date	EOT 20.07.2022
Case Officer	Devan Hearnah
Parish	HAZELEIGH
Reason for Referral to the Committee / Council	Proposal is a 'development of strategic interest' as defined under the Scheme of Delegation

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Chelmsford City Council	<ul style="list-style-type: none"> • MDC should consider be satisfied that the development does not lead to unacceptable harm on the character and appearance of the area. Mitigation should be secured. • Consideration should be given to impacts on neighbouring properties • Consideration should be had to the agricultural quality of the land 	<ul style="list-style-type: none"> • The comments have been noted and full consideration has been given to the material considerations raised in the assessment of the application.

Name of Parish / Town Council	Comment	Officer Response
	and ecology <ul style="list-style-type: none"> • Consultees should be satisfied with the proposal 	

8. PROPOSED CONDITIONS

Condition number 25 has been updated as below to correct a typographical error relating to the number of Skylark Plots to be secured, which should be eight rather than twelve.

- 25 No development shall commence until a Skylark Mitigation Strategy, to secure ~~12~~ 8 skylark mitigation plots to compensate for the losses or displaced territories arising from the development, has been submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:
- a. Purpose and conservation objectives for the proposed Skylark nest plots;
 - b. Detailed methodology for the Skylark nest plots following Agri-Environment Scheme option: 'AB4 Skylark Plots';
 - c. Locations of the Skylark plots in nearby agricultural land by appropriate maps and/or plans;
 - d. Persons responsible for implementing the compensation measure.

No development shall commence until the approved Skylark Mitigation Strategy has been implemented to the satisfaction of the Local Planning Authority, and thereafter all features shall be retained for a minimum period of 10 years.”

REASON: To conserve protected and Priority species in accordance with Policy N2 of the Maldon District Local Development Plan and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

5.10 Other Matters

- 5.10.2 The Applicant’s Agent has provided a ‘fact sheet’ relating to the application, including detail of the site selection, construction, and operation phases. The detail does not introduce any new or additional material considerations which have not already been considered in the assessment of the proposal and therefore does not require re-consultation. The document has been added to the online case file for public viewing.