



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
3 FEBRUARY 2020**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor R H Siddall
Councillors	Mrs J L Fleming, K W Jarvis, J V Keyes, C P Morley and Miss S White

716. CHAIRMAN'S NOTICES

The Chairman drew attention to the list of notices published on the back of the agenda.

717. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E L Bamford and M F L Durham, CC.

718. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 28 October be approved and confirmed.

719. DISCLOSURE OF INTEREST

There were none.

720. 19/01159/FUL - LAND SOUTH OF BULLER LODGE, BULLER ROAD, NORTH FAMBRIDGE

Application Number	19/01159/FUL
Location	Land South Of Buller Lodge Buller Road North Fambridge
Proposal	Construction of 4No. 2 bed detached bungalows with proposed access via Fambridge Road.
Applicant	Lord Rayner
Agent	Mr Ashley Robinson
Target Decision Date	30.12.2019 EOT 07.02.2020
Case Officer	Hannah Bowles

Parish	NORTH FAMBRIDGE
Reason for Referral to the Committee / Council	Departure from the Local Plan

Following the Officer's presentation, the Applicant, Ronald Rayner, addressed the Committee.

A debate ensued around boundary treatment and where it was to be placed in relation to houses along the main road. The Lead Specialist Place advised that the conditions and reserved matters were the same as those previously allowed by the Inspector.

Following further discussion on boundary planting needs Councillor Miss S White proposed that the application be approved in accordance with the Officer's recommendation, subject to the submission of an amended boundary planting scheme together with a Unilateral Understanding. This was seconded by Councillor Keyes.

The Chairman put Councillor White's proposal to the Committee and upon a vote being taken it was agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings which are attached to and form part of this permission.
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 3 The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.
REASON: In order to ensure that the appearance of the development is appropriate for the rural locality in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan, and Government advice contained within the National Planning Policy Framework.
- 4 No development above ground level shall commence until details of the surface water and foul drainage scheme to serve the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Such scheme shall include the means to prevent the discharge of surface water onto the highway. The scheme shall be implemented as approved prior to the first occupation of the development.
REASON: In order to ensure that an adequate drainage scheme serves the development in accordance with policy D5 of the Maldon District Local Development Plan, and Government advice contained within the National Planning Policy Framework.
- 5 Full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to any works occurring above ground level at the application site. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of any part of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. If

within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

REASON: To protect the visual amenity of the rural area and the amenity of neighbouring residential properties in accordance with policies D1 and H4 of the Approved Maldon District Local Development Plan, and Government advice as contained within the National Planning Policy Framework.

- 6 Prior to the first occupation of the dwellings hereby approved, a 2 metre high close boarded timber fence shall be constructed on the southern boundary of the site and retained as such thereafter.

REASON: To protect the amenity of neighbouring residential property in accordance with policy D1 of the Maldon District Local Development Plan, and Government advice as contained within the National Planning Policy Framework.

- 7 Prior to the occupation of any of the proposed dwellings, a 1.5 metre x 1.5 metre, pedestrian visibility splay as measured from and along the highway, shall be provided on both sides of the vehicular access and shall thereafter be retained and kept free from obstruction. The visibility splays must not form part of the vehicular surface of the access.

REASON: In the interest of highway safety in accordance with policy T2 of the Maldon District Local Development Plan.

721. 19/01197/FUL - LONGWICK FARM, JOYCES CHASE, GOLDHANGER, ESSEX

Application Number	19/01197/FUL
Location	Longwick Farm, Joyces Chase, Goldhanger, Essex
Proposal	Single storey salt processing plant with associated hard standing and external water and gas storage
Applicant	The Maldon Crystal Salt Co Ltd
Agent	Mr Nick Davey - The JTS Partnership
Target Decision Date	28.02.2020
Case Officer	Kathryn Mathews
Parish	TOLLESHUNT MAJOR
Reason for Referral to the Committee / Council	Major Application

Following the Officer's presentation, a debate ensued.

Members noted that there were no major concerns with the application. Councillor Morley felt it would not impede on any amenities and Councillor Thompson noted that a condition on external lighting was already in place and that Environmental Health had already supported the application.

In light of the aforementioned conditions the Chairman put the Officer's recommendation to approve the application to the Committee and upon a vote being taken it was approved.

RESOLVED that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The premises shall only be used by The Maldon Crystal Salt Company for the production of salt using water collected from the River Blackwater and as defined within Class B1(c) of Part B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.
3. Samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their use on site. The development shall be carried out using the approved materials.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), details of any gates, fences, walls, railings and piers to be constructed within the site shall be submitted to and approved in writing by the local planning authority. No part of the development hereby approved shall be occupied until any agreed boundary treatments have been carried out in accordance with the approved details with the approved scheme retained as such thereafter.
5. The approved soft landscaping scheme shall be carried out within the first available planting season (October to March inclusive) following the commencement of the development. If within a period of five years from the date of the planting the native hedgerow or any tree or is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
6. The proposed parking and turning areas as indicated on the approved plan drawing no.3371:002rev.B shall be provided prior to the first occupation of the building hereby permitted and retained as such in perpetuity. No further areas of hard standing or vehicular parking areas shall be constructed unless otherwise agreed in writing by the local planning authority.
7. There shall be no staff on site undertaking operational activities except between the hours of 7:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays (except Bank Holidays).
8. Deliveries and collections to and from the premises shall only be undertaken between the hours of 8:00 a.m. to 6:00 p.m. on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays (except Bank Holidays). No lorries shall be parked on the hardstanding forecourt of the development unless loading or unloading at anytime.
9. No goods, plant, machinery, merchandise, packaging, waste containers, skips or materials shall be stored outside the building hereby permitted unless otherwise agreed in writing by the local planning authority.
10. No external illumination shall be provided at the site except for small bulkhead type fittings above external doors.
11. No additional floor space shall be created within the building hereby approved (for example, through a mezzanine floor).
12. No extraction equipment or vents shall be incorporated into the external fabric of the building hereby permitted unless details have been submitted to and gained the prior written approval of the local planning authority. Development shall be

carried out in accordance with the approved details and retained as such thereafter.

13. The descaling process shall only take place between 9am and 6pm on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays (except Bank Holidays).
14. There shall be no more than 12 lorry movements associated with the use of Longwick Farm by the applicant between 7:00 am Monday and 18:00pm Friday each week. A written record shall be maintained at the site showing all movements in and out of the site by vehicles in excess of 7.5 tonne gross vehicle weight. Such records shall contain the vehicle registration and operating companies' identity and time/date of movement. The records shall be made available for inspection by the local planning authority.
15. The building hereby permitted shall not be occupied until weather protected storage for bicycles and parking for PTWs at the site have been provided in accordance with details which shall have been submitted to and gained the prior written consent of the local planning authority. The development shall be completed and retained in accordance with the approved details.

There being no further items of business the Chairman closed the meeting at 7.45 pm.

MRS M E THOMPSON
CHAIRMAN