



**MINUTES of
DISTRICT PLANNING COMMITTEE
7 APRIL 2022**

PRESENT

Chairman Councillor M S Heard

Councillors R G Boyce MBE, Mrs P A Channer, R P F Dewick,
M F L Durham, CC, Mrs J L Fleming, CC, A S Fluker,
M W Helm, A L Hull, K M H Lagan, S J N Morgan,
Mrs J C Stilts, C Swain, Mrs M E Thompson and S White

620. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

621. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger, Miss A M Beale, V J Bell, M R Edwards, C Mayes, S P Nunn, R H Siddall, N J Skeens, W Stamp and E L Stephens.

622. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the District Planning Committee held on 3 March 2022 be approved and confirmed.

623. DISCLOSURE OF INTEREST

Councillor M F L Durham declared a non-pecuniary interest as a Member of Essex County Council who were statutory consultees and had been consultees on quite a number of applications pertaining to this application.

Councillor Mrs J L Fleming declared a non-pecuniary interest as a Member of Essex County Council who were statutory consultees.

624. 21/007521/RES - LAND AT BROAD STREET GREEN ROAD AND LANGFORD ROAD AND MAYPOLE ROAD, GREAT TOTHAM, ESSEX

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

It was noted from the Members' Update that a correction was made to paragraph 5.6.4 and consultation responses had been received from Essex County Fire and Rescue Service.

Following the Officers' presentation, the Agent, Mr Wood addressed the Committee.

Members discussed the application in length and during the discussion the following information was provided by Officers:

- Delivery of provisions relating to residential care, shops, sports etc. form part of future phases of the development and would be secured through the Section 106 agreement.
- The height of the proposed buildings was discussed, and Members were advised that the Council's design codes had accepted the height of the properties. Although the tilted balance was weighted in favour of the developer Members were advised that if they felt that the harm caused by these properties on the scale of the development was significant and that the harm outweighed the benefits then this could be a reason for refusal. It was highlighted that Officers' professional recommendation was that the scheme was acceptable.

- According to the Vehicle Parking Standards Supplementary Planning Document the proposal allocated one electric charging point adjacent to each dwelling and with flats at least one charging point would be in each flat development.
- An affordable housing delivery scheme was submitted and approved as part of the approved scheme. Overall the scheme must provide the quantum of development but there was no proportional requirement for this across the phases. Officers were happy this would be met and therefore there was no requirement to condition.
- The long-term stewardship was a standard part of the Section106 agreement.
- Informative 4 had been suggested by the Lead Local Flood Authority, no concern had been raised which was why a condition was not proposed.

Councillor A S Fluker proposed that the Officers' recommendation of approval be agreed. This was duly seconded.

Further debate ensued and in response to further questions, Officers advised:

- Requirements for the first-floor units to be accessible and adaptable had been introduced following approval of the first outline application and would be difficult to impose at this reserved matters stage.
- The applicant had confirmed all affordable housing units would be in accordance with national standards however Members were advised that the Council had not adopted these. It was noted that it was therefore a judgement of Officers as to whether the size was acceptable and light sufficient.

In respect of the proposed weatherboarding the applicant had detailed that materials not specified would be wood but should Members have concerns regarding the finishing details a condition requiring these details to be approved by the Local Planning Authority could be imposed. In response to Members request to add such a condition, the Lead Specialist Place suggested that condition 4 be replaced with a condition requiring specific detailing of external finishing materials.

Councillor Fluker amended his earlier proposition to include the change to condition 4. This condition was duly seconded and agreed. Councillor K M H Lagan asked that his dissent be noted.

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

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - SL.01 REV F
 - ML.01 REV D
 - AHL.01 REV C
 - AML.01 REV D
 - SHL.01 REV C
 - RS.01 REV C
 - CSL.01 REV F
 - SS.01 REV C
 - SS.02 REV C
 - SS.03 REV B
 - HT.2B-AFF.pe REV C
 - HT.2B-AFF-1.pe REV D
 - HT.2B-AFF-2.pe REV B
 - HT.3B-AFF.pe REV B

HT.3B-AFF-1.pe REV B
HT.BUNG.pe REV B
HT.202.pe REV C
HT.202-1.pe REV B
HT.202-2.pe REV B
HT.202-3.pe REV B
HT.301.p REV C
HT.301-1.p REV A
HT.301.e REV B
HT.301-1.e REV B
HT.301-2.e REV A
HT.301C.p REV C
HT.301C-1.p REV A
HT.301C.e REV C
HT.301C-1.e REV B
HT.301C-2.e REV A
HT.308.p REV B
HT.308.e REV C
HT.301C.p REV C
HT.301C.e REV C
HT.301C-1.e REV B
HT.323-1.p REV A
HT.323-2.e REV A
HT.404.p REV B
HT.404-1.p REV B
HT.404.e REV B
HT.404-1.e REV B
HT.404-2.e REV B
HT.405.p REV B
HT.405-1.p REV B
HT.405.e REV B
HT.405-1.e REV B
HT.405-2.e REV B
HT.405-3.e REV B
HT.435.p REV C
HT.435.p REV C
HT.435.p REV A
HT.435-1.e REV C
HT.435-2.e REV B
HT.435-3.e REV A
HT.419.p REV B
HT.419.e REV B
HT.500.p REV B
HT.500.e REV B
HT.500-1.e REV B
HT.BLY.p REV B
HT.BLY.e REV B
HT.305.p REV B
HT.305.e REV B
Ht.305-1.e REV B
HT.305-2.e REV B
F.203.p REV C
F.203-1.p REV C
F.203-2.p REV C
F.203.p REV C
F.203-1.p REV C
F.203-2.p REV C

M2.01.2.p REV C
 M2.01.2.e REV D
 HT.VIL.pe REV C
 HT.VIL-1.pe REV C
 HT.VIL-2.pe REV C
 PT146-156.p1 REV C
 PT146-156.p2 REV C
 PT146-156.p3 REV C
 PT146-156.e1 REV B
 PT146-156.e2 REV B
 PT146-156.e3 REV C
 GAR.01 REV B
 GAR.02 REV B
 GAR.03 REV B
 GAR.04 REV B
 CB.01 REV B
 CB.02 REV B
 CB.03 REV B
 BS.01 REV B
 BS.02 REV C
 N00234_L_XX_PL_001 PL5
 N00234_L_XX_PL_002 PL5
 Landscape Management Plan, Phase 1, Heybridge (N00234_L_XX_SPE_001 PL4)
 Planning Statement, June 2021, Ref: C17040
 Design Compliance Statement, June 2021
 Phase 1 Affordable Housing Scheme, 21-06-2021

3 The development shall be implemented in accordance with the dwelling mix hereby approved, which is as follows:

- Market housing
 - 2 no. one-bedroom units
 - 21 no. two-bedroom units
 - 54 no. three-bedroom units
 - 29 no. four-bedroom units
 - 3 no. five-bedroom units
- Affordable housing
 - 15 no. one-bedroom units
 - 28 no. two-bedroom houses
 - 5 no. three-bedroom houses

4 Notwithstanding the details included in the approved plan ML.01 REV D, no development above ground level shall take place until samples or product details of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity.

5 The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on plan ML.01 REV D prior to the occupation of any of the dwellings.

6 Notwithstanding condition 5 regarding the development being carried out in accordance with the submitted boundary treatments, details of the hard and/or soft landscaped boundary treatment within the communal gardens adjacent to the ground floor flats shall be submitted to and approved in writing by local planning authority, prior to the occupation of the development hereby approved. The development shall be implemented in accordance with the approved details and retained as such in perpetuity.

- 7 Notwithstanding the details included within the submitted Landscape Strategy Layout (N00234_L_XX_PL_001 PL5), Landscape Management Responsibilities Plan (N00234_L_XX_PL_002 PL5) and Landscape Management Plan, Phase 1, Heybridge (N00234_L_XX_SPE_001 PL4) hereby approved, full details of the provision and subsequent retention of soft landscape works on the site 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. These details shall include:
- 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.
 - 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support.
 - 3) Details of the aftercare and maintenance programme.

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.

- 8 Prior to the occupation of the development the vehicle parking shall be hard surfaced, sealed and marked out in parking bays and the approved garages shall be erected in accordance with the plans and details hereby approved. The vehicle parking area and associated turning area shall be retained in this form in perpetuity. The vehicle parking and garages shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 9 No dwelling hereby permitted shall be occupied until details of the number and location of electric car charging points in accordance with the adopted Vehicle Parking Standards SPD (2018) have been submitted to and approved in writing by the local planning authority. The charging points shall be provided in accordance with the approved details prior to the commencement of the beneficial use of the parking space within which they would be located.
- 10 The dwellings not provided with a garage or car port hereby permitted shall not be occupied until secure and weather protected storage for bicycles has been provided for the occupiers of these dwellings and visitors to the wider site in accordance with details which shall have been submitted to and approved in writing by the local planning authority. The bicycle storage shall be retained as approved in perpetuity.
- 11 The development shall be completed in accordance with the approved Construction and Ecological Management Plan in respect of Condition 7(g) – Phase 1 (dated 14th January 2021, ref: 20/01-4C), Ecological Conservation Management Plan in Respect of Condition 13 – Phase 1 (dated 14th January 2021, ref 20/01-3C), Badger Technical Note: Survey Results and Recommendations (document revised date 9th July 2021) and Bat Technical Note: Survey Results and Recommendations (document revised date 30th June 2021). The proposed integrated bird and bat boxes shall be provided in accordance with the approved details before the relevant dwellings, which are to include these ecological enhancements, are occupied. These ecological enhancements shall be retained as approved in perpetuity.

- 12 The development shall be completed in accordance with the approved Noise Mitigation for Phase 1, March 2021 submitted with the approved application 21/00384/RES. The proposed acoustic mitigation recommended on section 7 of the Noise Mitigation for Phase 1 shall be implemented prior to the relevant dwellings, which are to include these mitigation measures, are occupied. These acoustic mitigation measures shall be retained as approved in perpetuity.
- 13 Notwithstanding the provisions of Class A, B, C, D, and E of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings shall be erected within the site without planning permission having been obtained from the local planning authority.
- 14 The first floor windows on the side elevations of those properties that have a flank to back wall relationship with the neighbouring sites shall only be glazed in obscure glass (the glass to be obscure to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority) and fixed shut, except for any top hung fan light which shall be a minimum of 1.7 metres above internal floor level unless otherwise agreed in writing by the local planning authority. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4.
- 15 The residential units on plots 90, 95 and 147 shall not be occupied unless details of noise, vibration and odours mitigation has been submitted to and approved in writing by the local planning authority. These mitigation measures shall be retained as approved in perpetuity.

There being no other items of business the Chairman closed the meeting at 8.25 pm.

M S HEARD
CHAIRMAN