

APOLOGIES Committee Services
Email: Committee.clerk@maldon.gov.uk

DIRECTOR OF STRATEGY,
PERFORMANCE AND
GOVERNANCE
Paul Dodson

17 January 2023

Dear Councillor

You are summoned to attend the meeting of the;

CENTRAL AREA PLANNING COMMITTEE

on **WEDNESDAY 25 JANUARY 2023** at **7.30 pm**

in the **Council Chamber, Maldon District Council Offices, Princes Road, Maldon.**

Please Note: All meetings will continue to be live streamed on the [Council's YouTube channel](#) for those wishing to observe remotely. Public participants wishing to speak remotely at a meeting can continue to do so via Microsoft Teams.

To register your request to speak please submit a [Public Access form](#) (to be submitted by 12noon on the working day before the Committee meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully



Director of Strategy, Performance and Governance
COMMITTEE MEMBERSHIP:

CHAIRMAN	Councillor C Mayes
VICE-CHAIRMAN	Councillor N G F Shaughnessy
COUNCILLORS	Miss A M Beale M R Edwards M S Heard B B Heubner K M H Lagan S P Nunn P L Spenceley Mrs J C Stilts C Swain





**AGENDA
CENTRAL AREA PLANNING COMMITTEE**

WEDNESDAY 25 JANUARY 2023

1. **Chairman's notices**
2. **Apologies for Absence**
3. **Minutes of the last meeting** (Pages 7 - 12)

To confirm the Minutes of the meeting of the Committee held on 16 November 2022, (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **22/01075/FUL - All Saints Church Of England Primary School, Highlands Drive, Maldon, CM9 6HY** (Pages 13 - 20)

To consider the report of the Director of Service Delivery (copy enclosed, Members' Update to be circulated)*

6. **Any other items of business that the Chairman of the Committee decides are urgent**

Note:

1. The Council operates a facility for public participation. This will operate only in relation to the consideration and determination of planning applications under Agenda Item No.5.
2. The Committee may consider representation from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to participate is afforded only to those having previously made written representation.
3. Anyone wishing to participate must register by completing [the online form](#) no later than noon on the working day before the Committee meeting.
4. For further information please see the Council's website – www.maldon.gov.uk/committees

* Please note the list of related Background Papers attached to this agenda.

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

In the event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber.

Closed-Circuit Televisions (CCTV)

Meetings held in the Council Chamber are being monitored and recorded by CCTV.

BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third party representations and consultation replies received.
3. The following Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance:

Development Plans

- Maldon District Local Development Plan approved by the Secretary of State 21 July 2017
- Burnham-On-Crouch Neighbourhood Development Plan (2017)

Legislation

- The Town and Country Planning Act 1990 (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
- The Planning and Compensation Act 1991
- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Planning Act 2008
- The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- The Town and Country Planning (Development Management Procedure) (England) Order 2010
- The Town and Country Planning (Use Classes) Order 1987 (as amended)
- The Town and Country Planning (Control of Advertisements) (England) Regs 2007
- The Town and Country Planning (Environmental Impact Assessment) Regs 2011
- Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012 (as amended)
- The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
- Growth and Infrastructure Act 2013
- Housing and Planning Act 2016
- Neighbourhood Planning Act 2017
- The Town and Country Planning (Brownfield Land Register) Regulations 2017

Supplementary Planning Guidance and Other Advice

- i) Government policy and guidance
 - National Planning Policy Framework (NPPF) - 2018
 - Planning Practice Guidance (PPG)
 - Planning policy for Traveller sites - 2015
 - Relevant government circulars
 - Relevant Ministerial Statements (as referred to in the report)
 - Essex and South Suffolk Shoreline Management Plan – October 2010

Supplementary Planning Guidance and Other Advice (continued)

ii) Essex County Council

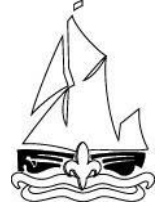
- Essex Design Guide 1997 (Note: superseded by Maldon District Design Guide 2018)
- Essex and Southend on Sea Waste Local Plan 2017
- Essex Minerals Local Plan 2014

iii) Maldon District Council

- Five Year Housing Land Supply Statement 2017 / 18
- Maldon District Design Guide – 2017
- Maldon and Heybridge Central Area Masterplan - 2017
- Infrastructure Delivery Plan (All versions, including update in Council's Hearing Statement)
- Infrastructure Phasing Plan (January 2015 and January 2017 update for Examination)
- North Heybridge Garden Suburb Strategic Masterplan Framework - 2014
- South Maldon Garden Suburb Strategic Masterplan Framework – 2014 (adapted as Supplementary Planning Document (SPD) 2018)
- Vehicle Parking Standards SPD - 2018
- Renewable and Low Carbon Technologies SPD – 2018
- Maldon District Specialist Housing SPD – 2018
- Affordable Housing and Viability SPD – 2018
- Accessibility to Buildings SPD – December 2006
- Children's Play Spaces SPD – March 2006
- Sadd's Wharf SPD – September 2007
- Heybridge Basin Timber Yard SPD – February 2007
- Developer Contributions Guide SPD - 2010
- Heybridge Basin Village Design Statement – 2007
- Wickham Bishops Village Design Statement – 2011
- Woodham Walter Village Design Statement – 2011
- Althorne Village Design Statement
- Woodham Walter Village Design Statement
- Various Conservation Area Appraisals

All Background Papers are available for inspection at the Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL during normal office hours.

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**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
16 NOVEMBER 2022**

PRESENT

Chairman	Councillor C Mayes
Vice-Chairman	Councillor N G F Shaughnessy
Councillors	Miss A M Beale, B B Heubner, K M H Lagan, S P Nunn, P L Spenceley, Mrs J C Stilts and C Swain

401. CHAIRMAN'S NOTICES

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

402. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor M S Heard.

It was noted that apologies had also been given by Councillor M R Edwards.

403. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 19 October 2022 be approved and confirmed.

404. DISCLOSURE OF INTEREST

There were none.

405. **22/00820/FUL - THE PROMENADE PARK, PARK DRIVE, MALDON, ESSEX**

Application Number	22/00820/FUL
Location	The Promenade Park, Park Drive, Maldon, Essex
Proposal	Use of a defined area of Promenade Park for concessions in temporary structures (such as gazebos, tents, shepherd huts or small motorised vehicles) to support seasonal attractions between April and October inclusive between the hours of 10am and 10pm
Applicant	Maldon District Council
Agent	Mr Paul Calder – Real8 Group
Target Decision Date	11.10.2022
Case Officer	Kathryn Mathews
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Council application relating to Council owned land Call-in by Councillor C Swain for the following reason(s): so that its implications can be considered in detail by Committee. Policies N1 and N3 are both affected.

It was noted that this application had been deferred by the Committee at its last meeting to provide opportunity for the applicant to submit further information regarding the proposal. The report highlighted an additional consultation response from Essex County Council Ecology along with further information in support of the application which had been received. The original Officer report and associated Members' Update were attached at Appendix 1 to the report. Some Members commented that they felt the reasons for deferral had not been addressed.

Following the Officers' presentation, Mr Butcher on behalf of the applicant addressed the Committee.

During the lengthy debate that followed Officers provided clarification on a number of issues raised by Members, including:

- The application was seeking temporary permission and the site would be restored to its original condition within three years.
- Condition 7 would ensure that of the seven locations identified only a maximum of four would be used at any one time.
- Some concern was raised regarding the lack of a Promenade Park Management Plan, but it was noted that if a further application were to be submitted at the end of the temporary permission, the proposal could be reassessed in light of any Management Plan which may then be in place.
- Examples of the type of structures had been provided however if Members considered it was necessary, a condition could be imposed to require approval of the structures before they were put in place.
- It was confirmed that the Committee could grant planning permission for a shorter period than the three years recommended, if considered necessary.

Councillor K M H Lagan highlighted his concerns and proposed that the application be refused for reasons relating to bulk and overdevelopment. In response to a comment regarding when an application could be resubmitted following refusal Members were advised that there was no time restriction. The Chairman clarified the reasons for refusal as relating to the design, scale, bulk and the development being detrimental to the overall enjoyment of the park. The Lead Specialist: Development Management advised the Committee these reasons would be difficult to substantiate given the

temporary nature of the structures proposed and a condition could be imposed to require further details. The proposal was not supported.

In response to a question, the Specialist: Development Management advised that the block plan submitted with the application identified the position of the concessions within the seven plots. Members discussed the plots in detail with a number of comments raised regarding particular plots.

Councillor S P Nunn proposed that the existing temporary structure concessions be permitted to continue in their current location(s) for a period of one year but that no further structures or locations be considered until at least an interim Promenade Park Plan was in place. This proposal was duly seconded. Officers sought clarification regarding which locations Councillor Nunn was referring to. Members discussed the sites and it was suggested that existing concessions at locations B, C and F should be permitted. It was clarified that the locations were as referred to on the site photos of the surveyed areas, submitted as part of the application. Councillor Nunn amended his proposal that current sites B, C and F (as identified on the site photos of the surveyed areas plan) be approved for one year but that no further structures or locations be considered until at least an interim Promenade Park Plan was in place. This amendment was duly seconded.

The Chairman drew Members' attention to conditions should the proposal be supported, referring to the conditions set out in the Officers report but with amendments to refer to a one year temporary permission, only approving sites B, C and F and a condition regarding design.

In response to a question regarding the hours of operation, the Officer explained the times detailed were maximums and the applicant did not envisage concessions opening regularly to 10pm. Different times were discussed in relation to the existing opening hours of Promenade Park but it was suggested and agreed that operating hours should end 30 minutes before sunset.

At this point, Councillor C Swain proposed that two further conditions be considered, the first to not allow the use of petrol or diesel generators once in place and the second that the concessions could not make use of electronically produced sound / music.

The Chairman then put the proposal in the name of Councillor Nunn to the Committee. Upon a vote being taken this was duly agreed.

The Chairman then put the proposed additional two conditions from Councillor Swain to the Committee. These were duly seconded but upon a vote being taken were not agreed. The Chairman then referred Members to the conditions she had mentioned earlier, and these were duly agreed, subject to the agreed amendment to opening hours.

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

- 1 The use hereby permitted shall cease and the land restored to its existing condition within one year of the date of this planning permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location plan R8.MPP.LP01 rev.A
 - Existing plan R8.MPP.EX01 rev.A
 - Block Plan R8.MPP.BP01 rev.A
- 3 The development hereby permitted shall only be open to the public between the hours of 10:00 to 22:00 hours Monday -Sunday inclusive, including Public Holidays and not at any other times.

- 4 The use hereby permitted shall only be carried-out during the months of April to October each year. Any temporary structures or paraphernalia brought on the sites in association with the use hereby permitted during these months shall be removed and not be on site or elsewhere within the Promenade Park between the months of November- March.
- 5 Notwithstanding the drawings submitted, only areas labelled B, C and/or F (as identified as part of the ecological assessment letter submitted dated 12 July 2022 from Hybrid Ecology Ltd) shall be used as proposed at any time.
- 6 The development hereby permitted shall not be open to the public until details of means of refuse storage and disposal have been submitted to and approved in writing by the local planning authority. The use shall be carried-out in accordance with the approved details.
- 7 The development hereby permitted shall not be open to the public until details of the means of protection of the existing trees within and along the boundaries of the sites have been submitted to and approved in writing by the local planning authority. The development shall be carried-out in accordance with the approved details.
- 8 The development hereby permitted shall not be open to the public until details of a Flood Warning and Evacuation Plan have been submitted to and approved in writing by the local planning authority. The use of the site shall be carried-out in accordance with the approved Plan, thereafter.
- 9 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Letter Statement (Hybrid Ecology, July 2022) submitted and include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."
- 10 The development hereby permitted shall not be open to the public until a Biodiversity Enhancement Strategy for protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) persons responsible for implementing the enhancement measures;
 - e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

406. 22/00983/ADV LANGFORD ROAD, HEYBRIDGE, ESSEX

Application Number	22/00983/ADV
Location	Langford Road, Heybridge, Essex
Proposal	Advertisement consent for freestanding pole mounted non-illuminated sign for a temporary period.
Applicant	Mr David Moseley - Countryside Properties (UK) Ltd
Agent	N/A
Target Decision Date	07.11.2022
Case Officer	Anna Tastsoglou
Parish	HEYBRIDGE
Reason for Referral to the Committee / Council	Member Call In – Councillor M R Edwards has called in the application on the basis of Policy D6

In response to a question regarding consent approval recently given for the same sign in a different location and whether that approval would still exist if this application was approved, the Specialist: Development Manager advised that it would still exist but should Members have concerns a condition could be imposed so that the developer had the choice of either approved position for the sign but not both.

It was noted that this application was retrospective, and a Member commented that the sign should refer to Heybridge and not Maldon. The Officer explained this was not a material consideration but the applicant may take this on board for the future.

Councillors Miss A M Beale, B B Heubner and P L Spenceley declared non-pecuniary interests in this application as they were Members of the North Heybridge Garden Suburb Community Liaison Panel.

Councillor K M H Lagan declared a non-pecuniary interest as he had received an email from a resident regarding this application. He referred to a number of points raised in the email. In response the Specialist: Development Management reminded the Committee that the same sign had consent albeit in a different location and therefore, there was little scope to reassess its visual impact, especially as the sign's revised position would be less visually prominent.

It was noted that the previous application had been supported by Essex County Council Highways, but no consultation response had been received from them on this application.

Councillor Mrs J C Stilts proposed that the application be approved as per the report on condition that the developer could not display two signs. This proposal was duly seconded and upon a vote being taken was agreed.

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 2085/010 Rev Q; WP-Loc1; Site Plan - Langford Road; Site Plan - Maypole Road; Site Plan - Broad Street Green Road; Billboards - Colours, materials & overall dimensions; Billboards - Individual sizes of text, logos and features; Billboards - Framework structure and foundation details and the details included in the accompanied application form.
2. The express consent hereby granted shall be for a period of 5 years beginning from the date of permission 21/00945/ADV.
3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
4. No advertisement shall be sited or displayed so as to:
 - a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); or
 - b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - c) hinder the operation of any device used for the purposes of security or surveillance or for the measuring the speed of any vehicle.
5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
7. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

8. The public's rights and ease of passage over public footpath no 30 (Heybridge) shall be maintained free and unobstructed at all times.
9. The advertisement hereby consented shall be removed within 7 days from the installation of the advertisement approved under the terms of application 21/00945/ADV near Langford Road.

There being no other items of business the Chairman closed the meeting at 9.17 pm.

C MAYES
CHAIRMAN



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**CENTRAL AREA PLANNING COMMITTEE
25 JANUARY 2023**

Application Number	22/01075/FUL
Location	All Saints Church Of England Primary School, Highlands Drive, Maldon, CM9 6HY
Proposal	Single storey front extension, single storey rear extension, internal remodelling and alteration works.
Applicant	Mr Philip Brown - All Saints C Of E Primary School
Agent	Barker Associates - Barker Associates (Essex) Limited
Target Decision Date	30 January 2023
Case Officer	Hayley Sadler
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Related to a member of staff

1. **RECOMMENDATION**


APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. **SITE MAP**

Please see below.

All Saints Church Of England Primary School – Highlands Drive – Maldon
 22/01075/FUL



 <p>MALDON DISTRICT COUNCIL</p> <p>Copyright For reference purposes only. No further copies may be made. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Maldon District Council 100018588 2014</p> <p>www.maldon.gov.uk</p>	Scale:	1:625
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	Central Committee
	Date:	29/12/2022
	MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the western side of Highlands Drive within the settlement of Maldon. The site is occupied by a single storey primary school.
- 3.1.2 The proposal involves a single storey front extension, a single storey rear extension and Internal alterations to reconfigure the position of classrooms and offices. External alterations would involve relocation of an existing door, installation of new windows and an infill of an existing window to the side. Materials would match and or complement the existing building.

3.2 Conclusion

- 3.2.1 The development would upgrade and enhance the facilities of the school, are in keeping with its character and would not harm neighbouring amenity The proposed development is therefore in accordance with the relevant policies contained within the Local Development Plan (LDP).

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework (NPPF) 2021, including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54 – 57 Planning conditions and obligations
- 119 – 123 Making effective use of land
- 126 – 136 Achieving well-designed places

4.2 Maldon District Local Development Plan (LDP) approved by the Secretary of State

- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- H4 Effective Use of Land
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Maldon District Design Guide SPD (MDDG) (2017)
- Maldon District Vehicle Parking Standards SPD

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The main considerations in the determination of this application are the principle of the development, the impact of the proposal on the character and appearance of the

area, any impact on the amenity of the occupiers of neighbouring residential properties and highways/parking.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the National Planning Policy Framework (NPPF). Similar support for high quality design and the appropriate layout, scale and detailing of development is required by Policy D1 and H4 of the LDP and is found within the MDDG (2017).
- 5.2.3 A successful development needs to integrate well with the existing streetscene. Visual cues such as rhythm, proportions and alignments taken from adjacent buildings should be used to inform the design of the development.
- 5.2.4 The proposed single story front extension would be visible from Highlands Drive as it is located to the front of the building. The extension would infill an existing covered area of paving leading up to the entrance of the school to create a new reception area. The single storey rear extension would be located to the rear, infilling existing covered and uncovered areas of paving. Neither extension would project beyond either the existing front or rearmost elevations. The materials proposed are to closely match the existing building. The school accommodation and facilities would be improved as a result of the extensions, reconfiguration of internal areas and external alterations. Overall, it is considered that the development would integrate successfully into the existing building and is therefore acceptable.
- 5.2.5 The proposal would not harm the character or appearance of the building or the surrounding area, and as such is in compliance with Policies D1 and H4 of the LDP.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).
- 5.3.2 Due to the position of the proposed extensions within the application site, as well as its limited scale and height, it is not considered that the development would represent an unneighbourly form of development or give rise to overlooking or overshadowing, in accordance with the stipulations of Policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards.
- 5.4.2 The proposed development would have no impact upon car parking requirements on site and would not reduce the availability of on-site parking. Therefore, no objection is raised in relation to traffic and transport issues.

5.5 Other Material Considerations

- 5.5.1 The Council's Environmental Health Specialist has advised that there are no objections to the proposed works subject to the imposition of conditions in relation to surface water drainage and the submission of the construction management plan if the application were to be approved.

6. ANY RELEVANT SITE HISTORY

- **MAL/398/75** – Swimming Pool, Approved – 9 June 1975
- **MAL/398/75/A** – Swimming Pool, Approved – 7 July 1975
- **90/00880/FULF** – Continued use of RL3 relocatable classroom in accordance with resolution, Approved – 11 October 1991
- **96/00005/ECC** – Continued use of 1no. relocatable classroom, No Objections – 19 December 1996
- **01/00129/ECC** – Proposed two new class bases, No Objections – 30 March 2001
- **01/01086/ECC** – Creation of additional area of hard play from existing grass surface. Area to include timber decking, soil mounding and access paths, No Objections – 11 January 2002
- **02/00029/ECC** – Proposed variation of condition 1 (time limit) attached to approved application CC/MAL/05/96 to allow retention of one relocatable class base until 31 December 2006, No Objections – 14 February 2002
- **04/00034FUL** – Proposed staffroom/WC extension including internal alterations for educational use, Approved – 9 March 2004
- **07/00021/ECC** – The continued use of a relocatable classroom unit until 31 December 2011 without complying with Condition 1 (time limit) attached to planning permission CC/MAL/06/02, No Objections – 8 February 2007
- **08/00464/ECC** – Demolition and removal of an existing relocatable classroom and the construction of a new single storey extension, No Objections – 18 April 2008
- **08/01078/ECC** – Single storey extension, No Objections – 17 October 2008
- **08/01130/ECC** – Extend existing car park to provide 26 staff spaces, 2 visitors spaces and 1 disabled space, No Objections – 24 October 2008
- **09/00444/FUL** – Installation of canopy/covered area to cover an existing outdoor learning area, Approved – 2 July 2009
- **11/00614/FUL** – Single storey extension to provide four new class bases, rebuilding of front entrance area to provide new reception area and head teacher's office, new plant room and associated internal alterations, Approved – 29 September 2011
- **12/00678/FUL** – Siting of a timber cabin style single storey building within the school grounds, Approved – 15 November 2012
- **13/00312/FUL** – Extension of hard surface areas adjacent to existing hard play area and school building, Approved – 23 May 2013
- **16/00818/FUL** – Replace existing dilapidated workshop with new workshop fit for purpose, Approved – 22 September 2016
- **17/00494/FUL** – Installation of a bicycle shelter, Approved – 3 July 2017
- **18/000429/FUL** – Erection of single storey nursery building and construction of car parking facilities, Approved – 25 June 2018

- **20/00217/FUL** – Removal of conditions 3 (samples of external materials), 4 (details of extract ventilation system, compressors etc), 9 (foul and surface water drainage systems), 13 (car parking details) & 14 (Travel Plan) of planning permission FUL/MAL/18/00429 (Erection of single storey nursery building and construction of car parking facilities), Approved – 30 April 2020

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	Recommends approval	Noted

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways	No objection	Noted
Education Department	No response	N/A

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection subject to conditions	Noted – refer to section 5.5 of report

7.4 Representations received from Interested Parties

7.4.1 No letters of representation for the application have been received.

8. **PROPOSED CONDITIONS**

- 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) The Town & Country Planning Act 1990 (as amended).
- The development hereby permitted shall be carried out in accordance with the following approved plans and documents: BA P22-0577 101 Rev A, BA P22-0577 102 Rev A, P22-0577 103 Rev A, BA P22-0577 104 Rev A, P22-0577 105, BA P22-0577 106 Rev B, P22-0577 107
REASON To ensure the development is carried out in accordance with the details as approved.
- The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
REASON To ensure the external appearance of the development is appropriate to the locality in accordance with Policy D1 of the approved Maldon District Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.
- No development works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented

prior to the first occupation of the development. The scheme shall ensure that for a minimum:

- 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
- 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)

You are advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled.

Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

REASON To ensure the adequate provision of surface water drainage within the proposal and to encourage sustainable forms of drainage within development in accordance with the National Planning Policy Framework and policy D5 of the Maldon District Local Development Plan.

5. Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan, it must consider the following requirements:

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:

- a) no waste materials should be burnt on the site, instead being removed by licensed waste contractors
- b) no dust emissions should leave the boundary of the site
- c) consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site
- d) hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

If it is known or there is the likelihood that there will be the requirement to work outside of these hours or there will be periods where there will be excessive noise that will significantly impact on sensitive receptors Environmental Health at Maldon District Council must be notified prior to the works as soon as is reasonably practicable. The developer is advised to consult nearby sensitive noise premises and may be advised to apply for a Prior Consent under Section 61 of the Control of Pollution Act 1974.

Care must be taken to prevent the pollution of ground and surface waters. This will include during works and the location of any hazardous materials including fuel from vehicles and equipment.

Where any soils that are known to be contaminated are being excavated or exposed a site waste plan must be prepared in order to store treat and dispose of the

materials in accordance with the waste duty of care. It is recommended that advice is sought from the Environment Agency on this matter.

Where there is requirement for dewatering the site, the relevant consent must be sought from the Environment Agency

Where there is a requirement to obstruct or alter watercourses a consent under section 23 of the Land Drainage Act must be obtained from Essex County Council.
REASON To ensure the amenity of neighbouring properties and highway safety in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.