



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
15 MARCH 2023**

PRESENT

Chairman	Councillor R P F Dewick
Vice-Chairman	Councillor A S Fluker
Councillors	M G Bassenger, V J Bell, Mrs P A Channer, M W Helm and A L Hull

638. CHAIRMAN'S NOTICES

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

639. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B S Beale MBE, R G Boyce MBE, N J Skeens and W Stamp, CC.

640. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 15 February 2023 be approved and confirmed.

641. DISCLOSURE OF INTEREST

There were none.

642. 22/01063/VAR - SEAL POINT, 10 SEA VIEW PARADE, MAYLAND, ESSEX, CM3 6EL

Application Number	22/01063/VAR
Location	Seal Point, 10 Sea View Parade, Mayland, Essex, CM3 6EL.
Proposal	Section 73A application for the variation of condition 2 (approved drawings) of planning permission 16/01492/FUL (Proposal for a replacement dwelling to re-establish the street frontage along Sea View Parade.)
Applicant	Mr Geoff Wood
Agent	Mr Andrej Bozin – Agency of Architecture
Target Decision Date	22.03.2023 (EOT deadline)
Case Officer	Lisa Greenwood
Parish	MAYLAND
Reason for Referral to the Committee / Council	The original application reference 16/01492/FUL was determined by the South Eastern Area Planning Committee.

Following the Officer's presentation, the Chairman opened the discussion.

Councillor Mrs P A Channer proposed that the application be approved, in accordance with Officer's recommendation, and this was duly seconded by Councillor M W Helm. The Chairman put the proposal to the Committee and this was duly 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 and documents: PL.03, PL.04, PL.05, PL.06, SV.01_AS, SV.01_220_Boundary Details, SV.01_202_Roof Plan, SV.01_200_Ground Floor Plan, SV.0_2-1_First Floor Plan, 103_Site Plan_PR, 102_Site Plan_EX.
2. Prior to construction of the amendments hereby approved, details and samples of the materials to be used in the construction of the external surfaces of the dwelling shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
3. No further development shall commence until scaled drawings have been submitted to show all new window frames, external doors and door frames including sections through the head, jamb, cill and any glazing bars. The details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.
4. Construction works shall only be carried out in accordance with the recommendations included within the submitted Ecological Appraisal Survey (dated 30/08/2019) which was submitted and approved in writing to support planning application reference 19/00704/FUL.
5. The treatment of all boundaries shall be constructed in accordance with drawing no. SV.01 220 of this permission and be retained in perpetuity thereafter.
6. The hard and soft landscaping has been implemented in accordance with the details approved under application reference 19/05148/DET and those included in plans no. OS 1424-17.1 Rev H of planning application reference 19/00704/FUL.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development 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.

7. The bund the subject of this permission shall be erected in accordance with drawing nos. PL.03, PL.04, PL.05 and PL.06 of this permission and be retained in perpetuity thereafter.
8. All trees shown as being retained on Appendix 5 (Tree Protection Plan) of the Arboricultural Report dated 15th August 2016, which forms part of planning permission reference 16/01492 and 19/00704/FUL shall be retained. No development shall commence until fencing and tree protection measures to protect the trees and vegetation to be retained has been implemented in accordance with the details set out in the Method Statement for Tree Protection Measures as set out in the Arboricultural Report. The protective fencing shall be erected before the commencement of any clearing, demolition and building

operations and shall be retained until all equipment, machinery and surplus materials have been removed from the site. The protective fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone nothing shall be stored or placed, no fires lit, no vehicle shall gain access, ground levels shall not be altered, no excavation shall be made and no structure shall be erected. If within five years from the completion of the development a retained shrub or hedge is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shrub or hedge shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the Local Planning Authority.

9. Finished floor levels for the ground floor shall be at least 3.0 metres AOD and for the first floor no less than 6.5 metres AOD.
10. The ground levels shall be as approved under application reference 18/05093/DET.
11. The foul sewer shall be implemented in accordance with the details approved under application reference 18/05093/DET.
12. The surface water drainage shall be implemented in accordance with the details approved under application reference 18/05172/DET.
13. The proposed vehicular access and the means of stopping up the existing vehicular access shall implemented in accordance with plan nos. 188-200-156 Rev A; 188-200- 004F and OS 1424-17.3 Rev F of planning permission reference 19/00704/FUL. The existing access shall be stopped up and cease to be used within 3 months of the new access becoming available.
14. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order)
 - i. no garages, extensions, separate buildings, other structures or swimming pools shall be erected within the site without planning permission having been obtained from the local planning authority.
 - ii. no dormer window or other form of addition or opening shall be constructed in the roof or gable walls of the building.
 - iii. no wall, fence, gate or other means of enclosure shall be erected within or around the site. without the prior grant of planning permission by the local planning authority.
15. The development shall be constructed in accordance with the details included within the Construction Method Statement approved under planning application reference 18/05093/DET and retained as such thereafter.
16. The development shall be implemented in accordance with the flood resilience measures approved under planning application reference 18/05093/DET.
17. The development shall be constructed in accordance with the details of all external illumination as approved under planning application reference 18/05172/DET and retained as such thereafter. There shall be no other lighting of the external areas of the site.
18. The vehicular access and the means of stopping up the existing vehicular access shall be implemented in accordance with plan nos. 188-200-156 Rev A; 188-200-004F and OS 1424-17.3 Rev F of planning permission reference 19/00704/FUL and retained in perpetuity hereafter. The access as approved under planning permission reference 16/01492/FUL shall remain stopped up and cease to be used.

The meeting closed at 7.47 pm.

R P F DEWICK
CHAIRMAN