



**MINUTES of  
DISTRICT PLANNING COMMITTEE  
3 MARCH 2022**

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**PRESENT**

Chairman                      Councillor M S Heard

Vice-Chairman              Councillor C Mayes

Councillors                  M G Bassenger, Miss A M Beale, V J Bell, R G Boyce MBE, Mrs P A Channer, M F L Durham, CC, M R Edwards, Mrs J L Fleming, CC, A S Fluker, M W Helm, B B Heubner, A L Hull, K M H Lagan, S J N Morgan, C P Morley, S P Nunn, N G F Shaughnessy, W Stamp, CC, E L Stephens, C Swain, Mrs M E Thompson and Miss S White

**543. CHAIRMAN'S NOTICES**

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

Following the recent District Councillor election Councillor Simon Morgan had been elected to the Wickham Bishops and Woodham Ward. The Chairman congratulated Councillor Morgan on his campaign and welcomed him to the Council.

The Chairman referred to recent changes to Members of the Council and how he was looking to the future of this hard-working authority, its officers and Members.

**544. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors B S Beale MBE, R H Siddall, N J Skeens and Mrs J C Stilts.

**545. DISCLOSURE OF INTEREST**

Councillors M F L Durham, Mrs J L Fleming and W Stamp declared a non-pecuniary interest as a member of Essex County Council who were a statutory consultee in matters of planning.

**546. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the District Planning Committee held on 19 January 2022 be approved and confirmed.

**547. 21/00961/RES - LAND AT BROAD STREET GREEN ROAD AND LANGFORD ROAD AND MAYPOLE ROAD, GREAT TOTHAM, ESSEX**

<b>Application Number</b>	<b>21/00961/RES</b>
<b>Location</b>	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
<b>Proposal</b>	<p>Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phase 2 and part of Phase 4 of the approved planning application (15/00419/OUT) comprising:</p> <ul style="list-style-type: none"> <li>(i) The landscaping surrounding the eastern section of the Relief Road, and Broad Street Green Roundabout;</li> <li>(ii) The internal spine road, from Broad Street Green Road to the north-eastern corner of Heybridge Wood (including bus stops);</li> <li>(iii) The green corridors that surround Parcels 10, 11 and 12;</li> <li>(iv) The second phase of the acoustic barrier;</li> <li>(v) The play area (LEAP) that lies south of Parcel 12;</li> <li>(vi) The internal road and associated attenuation basins to the north of Parcel 8 that serves the Local Centre;</li> <li>(vii) The proposed pumping station;</li> <li>(viii) Pedestrian and cycle links falling within this phase of the development.</li> </ul> <p>Together with details pursuant to Condition 18 (tree protection), Condition 19 (acoustic barrier), Condition 27 (bus stops) and Condition 28 (footpaths and cycle routes) of the approved planning application 15/00419/OUT.</p>
<b>Applicant</b>	Mr D Moseley - Countryside Properties (UK) Ltd
<b>Agent</b>	Kevin Coleman - Phase 2 Planning & Development Ltd
<b>Target Decision Date</b>	11.01.2022 (Extension of time agreed: 11.03.2022)
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>GREAT TOTHAM</b>
<b>Reason for Referral to the Committee / Council</b>	Strategic site within the strategic submitted Local Development Plan

It was noted from the Members' Update that a consultation response had been received from Great Totham Parish Council.

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

In response to a lengthy debate and a number of questions raised by Members the Officers provided the following information:

- An application for the reserved matters residential element had been submitted and is currently under consideration;
- The provision of bridleways would have been part of the outline permission, however when determining the application the Planning Inspector had made no requirement for bridleways to be formed. In light of this the matter could not be raised in respect of this reserved matters application.
- Archaeological elements had been discharged by condition. Assessments had been carried out along with any excavation work and no further assessment was required.

- There would be a 15m gap between the proposed pumping station and any residential element.
- Any discharge of condition proposed related to this phase of the development only and not the whole site.
- In respect of trees, the updated arboricultural report confirmed that there would be no further loss of trees and seven trees previously identified for removal would now be retained.
- Maintenance of any play equipment and the health and safety related to it would have been a material consideration and requirement under the Section 106 agreement to the outline application.
- Details of the Sustainable Drainage Strategy were being conditioned and would be discharged through each of the phase applications.
- Construction access points had been considered and determined by this Committee at a previous meeting. Wheel washing had been conditioned as part of this approval.

Members were advised that full consent had been given to the relief road as part of the outline application and was therefore not for consideration as part of this application. Allotments feel under a different phase of the development and therefore were not a material consideration of this application.

Councillor Mrs P A Channer highlighted that conditions 4 and 5 appeared to be the same. The Specialist Development Management advised that the conditions were identical, this was an error and therefore should Members be mindful to approve the application condition 5 should be deleted. This was noted.

Councillor Fluker proposed that the Council agree the Officers' recommendation. This was duly seconded. The Chairman put the proposal to the Committee and confirmed that the duplicated condition would be deleted. This was duly agreed. Councillors M R Edwards, A L Hull and Mis S White asked that their abstention from the vote be noted.

**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:

2841-5-2-PH2-DR-0016-S4-P3  
 F00134-RJL-NA-NA-DR-C-1204  
 F00134-RJL-NA-NA-DR-C-1205  
 F00134-RJL-NA-NA-DR-C-1206  
 F00134-RJL-NA-NA-DR-C-1207  
 F00134-RJL-NA-NA-DR-C-1208  
 F00134-RJL-NA-NA-DR-C-1209  
 F00134-RJL-NA-NA-DR-C-1210  
 F00134-RJL-NA-NA-DR-C-1211  
 F00134-RJL-NA-NA-DR-C-1212  
 F00134-RJL-NA-NA-DR-C-1213  
 F00134-RJL-NA-NA-DR-C-1235  
 F00134-RJL-NA-NA-DR-C-1236  
 F00134-RJL-NA-NA-DR-C-1237  
 F00134-RJL-NA-NA-DR-C-1238  
 F00134-RJL-NA-NA-DR-C-1239  
 F00134-RJL-NA-NA-DR-C-1240  
 F00134-RJL-NA-NA-DR-C-1241

F00134-RJL-NA-NA-DR-C-1242  
F00134-RJL-NA-NA-DR-C-1401  
F00134-RJL-NA-NA-DR-C-1402  
F00134-RJL-NA-NA-DR-C-1403  
F00134-RJL-NA-NA-DR-C-1503  
F00134-RJL-NA-NA-DR-C-1505  
F00134-RJL-NA-NA-DR-C-1506  
F00134-RJL-NA-NA-DR-C-2013  
F00134-RJL-NA-NA-DR-C-2115  
F00134-RJL-NA-NA-DR-C-2116  
F00134-RJL-NA-NA-DR-C-2576  
F00134-RJL-NA-NA-DR-SK-0007  
2841-5-2-DR-0015-S4-P3  
2841-5-2-DR-0017-S4-P3  
2841-5-2-PH2-DR-0013-S4-P5  
2841-5-2-PH2-DR-0017-S4-P4  
A38062-021-B  
F00134-RJL-NA-NA-DR-C-2576-P2  
01 BUS  
A38062-024-B  
A38062-023  
A38062-022-B  
F00134-RJL-NA-NA-DR-C-2576-P2  
2841-5-2-DR-0013-S4-P5  
A38062-027-A  
F00134-RJL-NA-NA-DR-C-2577  
2841-5-2-DR-0017-S4-P4  
A38062-026  
A38062-025-B  
2841-5-2-PH2-DR-0010-S4-P6  
2841-5-2-PH2-DR-0012-S4-P6  
2841-5-2-PH2-DR-0011-S4-P5  
2841-5-2-PH2-DR-0014-S4-P4  
F00134-RJL-NA-NA-DR-C-1451-P1  
F00134-RJL-NA-NA-DR-C-1452-P1  
F00134-RJL-NA-NA-DR-C-1504-P1  
F00134-RJL-NA-NA-DR-C-2011-P4  
F00134-RJL-NA-NA-DR-C-2012-P5  
F00134-RJL-NA-NA-DR-C-2026-P3  
F00134-RJL-NA-NA-DR-C-2025-P2  
F00134-RJL-NA-NA-DR-C-2024-P2  
F00134-RJL-NA-NA-DR-C-2023-P3  
F00134-RJL-NA-NA-DR-C-2113-P3  
F00134-RJL-NA-NA-DR-C-2114-P3  
F00134-RJL-NA-NA-DR-C-2162-P4  
F00134-RJL-NA-NA-DR-C-2161-P4  
F00134-RJL-NA-NA-DR-C-2163-P4  
Strategic Infrastructure RM 2 Landscape Statement  
Noise Assessment – Mayer Brown September 2021  
Arboricultural Impact Assessment Report – Sharon Hosegood Associates –  
SHA 1012, dated August 2021 Rev A September 2021  
Ecological Conservation Management Plan– Phase 2, dated 05 August 2021  
Bat Technical Note: Survey Results & Recommendations – EPR  
Badger Technical Note: Survey Results and Recommendations – EPR  
Acoustic Barrier Specification for RM2, dated 04/02/2021  
Proposed Mammal Tunnels July 2021

- 2 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the RM2 Landscape Statement, Proposed Mammal Tunnels July 2021 and the Ecological Conservation Management Plan: Phase 2, Bat Technical Note: Survey Results & Recommendations (EPR) and Badger Technical Note: Survey Results & Recommendations (EPR) as already submitted with the planning application and agreed in principle with the local planning authority.
- 3 Prior to the installation of any lighting on site a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- 4 Prior to the installation of Local Area of Play (LEAP), details of the fencing surrounding the LEAP and litter bins to be instanced within it shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.
- 5 Prior to the construction of the pedestrian crossings along the relief road, details of management of pedestrian movement and any associated equipment shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

There being no other items of business the Chairman closed the meeting at 8.29 pm.

M S HEARD  
CHAIRMAN