



**MINUTES of
DISTRICT PLANNING COMMITTEE
11 JULY 2023**

PRESENT

Chairperson Councillor K M H Lagan

Councillors J Driver, M F L Durham, CC, A Fittock, A S Fluker,
J C Hughes, K Jennings, W J Laybourn, N R Miller,
N D Spenceley, P L Spenceley, W Stamp, CC, E L Stephens,
J C Stilts, N J Swindle, M E Thompson, S White and
L L Wiffen

136. CHAIRPERSON'S NOTICES

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

137. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger, V J Bell, S J Burwood, L J Haywood, A M Lay, S J N Morgan, C P Morley, M G Neall, R G Pratt, N G F Shaughnessy and R H Siddall.

138. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the District Planning Committee held on 14 June 2023 be approved and confirmed.

139. DISCLOSURE OF INTEREST

There were none.

**140. 23/00076/FUL - LAND NORTH WEST OF RIVERSLEIGH, NIPSELLS CHASE,
MAYLAND**

The Chairperson made Members aware that this agenda item had been deferred on the advice of the Monitoring Officer and Planning department.

141. 23/00226/RESM - LAND AT BROAD STREET GREEN ROAD AND LANGFORD ROAD AND MAYPOLE ROAD, GREAT TOTHAM, ESSEX

Application Number	23/00226/RESM
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Great Totham; Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale for Phase 3 for the construction of 234 residential units of planning permission 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	Countryside Partnerships PLC
Agent	Mr Matthew Wood - Phase 2 Planning
Target Decision Date	21.07.2023
Case Officer	David Green
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Major Application

The Head of Development Management (HoDM) gave a verbal update advising that a consultation response had been received after the agenda had been published from Place Services Ecology and that should Members be mindful to approve the application some minor amendments to the drawing numbers detailed in the proposed conditions were required. The Officer also referred to consultation responses not received in respect of waste and utility services and how these impacted to the application.

Following the Officers presentation, the Applicant, Mr Glossop, addressed the Committee. The Chairperson moved the recommendation of approval as set out in the report and this was duly seconded.

Members sought clarity around the lack of any visual green spaces included in the presentation slides. The HoDM confirmed that the presentation slides were of the application site which was a parcel of a larger scheme previously approved which included the strategic infrastructure and landscaping that enveloped all of these

parcels. He advised that the design proposed was no different to those previously approved and was therefore for consistency and coherence was acceptable.

Councillor M F L Durham declared an interest in light of the comments made regarding Youth Services as he was the Cabinet Member responsible for Youth Services at Essex County Council.

Councillor W Stamp declared an interest as an Essex County Councillor and requested that the Council ensured the developer along with Essex County Council delivered the school included within the overall scheme.

There being no further discussion the Chairperson put his earlier proposal to the Committee and upon a vote being taken this was duly agreed.

RESOLVED that the 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:
 - Affordable Housing Layout AHL.01 Rev A
 - Amenities Layout AML.01 Rev A
 - Coloured Site Layout CSL.01 Rev A
 - Street Scene Elevations SS.01 Rev A
 - Street Scene Elevations SS.02 Rev A
 - Location Plan LP.01 Rev A
 - Materials Layout ML.01 Rev A
 - Refuse Strategy Layout RSL.01 Rev A
 - Storey Heights Layout SHL.01 Rev A (amended plans submitted showing 2 storey dwelling on plots 211 and 223 to replace 2.5 storey dwellings)
 - Site Layout SL.01 Rev A
 - Visualisation 1 Vis.01 Rev A
 - Visualisation 2 Vis.02 Rev A
 - HT.1BB - Plans and Elevation HT.1BB.pe Rev A
 - HT.419 - Plans HT.419.p Rev A
 - HT.419 - Elevation HT.419.e Rev A
 - HT.419 - Elevation HT.419.e1 Rev A
 - HT.Blyth - Elevation HT.Blythe.e Rev A
 - HT.Blyth - Plans HT.Blythe.p Rev A
 - HT.Brambling - Plans and Elevation HT.BRA.pe Rev A
 - HT.Brambling - Plans and Elevation HT.BRA.pe1 Rev A
 - HT.Brambling - Plans and Elevation HT.BRA.pe2 Rev A
 - HT.Chaffinch - Plans and Elevation HT.CHA.pe Rev A
 - HT.Darland - Plans and Elevation HT.DAR.pe Rev A
 - HT.Darland - Plans and Elevation HT.DAR.pe1 Rev A
 - HT.Darland - Plans and Elevation HT.DAR.pe2 Rev A
 - HT.Darland - Plans and Elevation HT.DAR.pe3 Rev A
 - HT.Dunnock - Plans and Elevation HT.DUN.pe1 Rev A
 - HT.Dunnock - Plans and Elevation HT.DUN.pe Rev A
 - HT F203-1 Elevations HT.F203-1.e Rev A
 - HT F203-1 Floor Plans HT.F203-1.p Rev A
 - HT F203-2 Elevations HT.F203-2.e Rev A
 - HT F203-2 Floor Plans HT.F203-2.p Rev A
 - HT F203-3 Elevations HT.F203-3.e Rev A
 - HT F203-3 Floor Plans HT.F203-3.p Rev A
 - HT F203-4 Elevations HT.F203-1.e Rev A

- HT F203-4 Floor Plans HT.F203-4.p Rev A
- HT F203-5 Elevations HT.F203-5.e Rev A
- HT F203-5 Floor Plans HT.F203-5.p Rev A
- HT F203-6 Elevations HT.F203-6.e Rev A
- HT F203-6 Floor Plans HT.F203-6.p Rev A
- HT.Goshawk Plans and Elevation HT.GOS.pe Rev A
- HT.Kite - Plans and Elevation HT.KIT.pe Rev A
- HT.Kite - Plans and Elevation HT.KIT.pe1 Rev A
- HT. Kite Plans and Elevations HT.KIT.pe2 Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe1 Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe2 Rev A
- HT.Kittiwake - Plans and Elevation HT.KTW.pe3 Rev A
- HT.Lapwing - Plans and Elevation HT.LAP.pe Rev A
- HT.Pochard - Plans and Elevation HT.POC.pe Rev A
- HT.Robin - Plans HT.ROB.p Rev A
- HT.Robin - Elevations HT.ROB.e Rev A
- HT.Robin - Elevations HT.ROB.e1 Rev A
- HT.Robin - Elevations HT.ROB.e2 Rev A
- HT.Sparrow - Plans and Elevation HT.SPA.pe Rev A
- HT.Sparrow - Plans and Elevation HT.SPA.pe1 Rev A
- HT.Wagtail - Plans and Elevation HT.WAG.pe Rev A
- HT.Yellowhammer - Plans HT.YEL.p Rev A
- HT.Yellowhammer - Elevation HT.YEL.e Rev A
- HT.Yellowhammer - Elevation HT.YEL.e1 Rev A
- Flat block plot 184-192 - Ground Floor Plan PT.184-192.p1 Rev A
- Flat block plot 184-192 - First Floor Plan PT.184-192.p2 Rev A
- Flat block plot 184-192 - Second Floor Plan PT.184-192.p3 Rev A
- Flat block plot 184-192 - North Facing Elevation PT.184-192.e1 Rev A
- Flat block plot 184-192 - East Facing Elevation PT.184-192.e2 Rev A
- Flat block plot 184-192 - South Facing Elevation PT.184-192.e3 Rev A
- Flat block plot 184-192 - West Facing Elevation PT.184-192.e4 Rev A
- Flat block plot 329-337 - Ground Floor Plan PT.329-337.p1 Rev A
- Flat block plot 329-337 - First Floor Plan PT.329-337.p2 Rev A
- Flat block plot 329-337 - Second Floor Plan PT.329-337.p3 Rev A
- Flat block plot 329-337 - North Facing Elevation PT.329-337.e1 Rev A
- Flat block plot 329-337 - East Facing Elevation PT.329-337.e2 Rev A
- Flat block plot 329-337 - South Facing Elevation PT.329-337.e3 Rev A
- Flat block plot 329-337 - West Facing Elevation PT.329-337.e4 Rev A
- Flat block plot 347-352 - Ground and First Floor Plan PT.347-352.p1 Rev A
- Flat block plot 347-352 - Second Floor Plan PT.347-352.p2 Rev A
- Flat block plot 347-352 -South & West Facing Elevation PT.347-352.e1 Rev A
- Flat block plot 347-352 – North & East Facing Elevation PT.347-352.e2 Rev A
- Flat block plot 353-359 - Ground Floor Plan PT. 353-359.p1 Rev A
- Flat block plot 353-359 - First Floor Plan PT. 353-359.p2 Rev A
- Flat block plot 353-359 - Second Floor Plan PT. 353-359.p3 Rev A
- Flat block plot 353-359 - North Facing Elevation PT. 353-359.e1 Rev A
- Flat block plot 353-359 - West Facing Elevation PT. 353-359.e2 Rev A
- Flat block plot 353-359 - South Facing Elevation PT. 353-359.e3 Rev A
- Flat block plot 353-359 - East Facing Elevation PT. 353-359.e4 Rev A
- Single Garages - Plans and Elevations GAR.01 Rev A
- Single Garages - Plans and Elevations GAR.02 Rev A
- Double Garages - Plans and Elevations GAR.03 Rev A
- Double Garages - Plans and Elevations GAR.04 Rev A

- Car Barn - Plans and Elevations CB.01 Rev A
 - Bin Store - Plans and Elevations BC.01 Rev A
 - Bin Store - Plans and Elevations BC.02 Rev A
 - Landscape Strategy Layout E50024_L_XX_PL_001 Rev PL1
 - Landscape Management Responsibilities Plan E50024_L_XX_PL_002 Rev PL1
 - Site Layout Adoption Plan 171613-003
 - Site layout Swept Paths 171613-004
 - Drainage Technical Note, Ref 171613 – 01A, dated March 2023 by Ardent Consultants.
 - Accommodation Schedule – Thrive Architects
 - Landscape Management Plan – Countryside Partnerships
3. The development shall be implemented in accordance with the dwelling mix hereby approved, which is as follows:

Market housing

- 49% - 1 and 2-bedroom dwellings;
- 32% - 3-bedroom dwellings; and
- 19% - 4-bed+ dwellings.

Affordable housing

- 1 Bed Flats – 14
- 2 Bed Flats - 22
- 1 Bed Bungalows – 5
- 2 Bed Bungalows – 5
- 2 Bed Houses – 21
- 3 Bed Houses – 3

4. No development works above ground level shall take place until samples of the facing material to be used, including glazing, have been submitted to and approved in writing by the Local Planning Authority. The works must then be carried out in accordance with the approved details.
5. The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on the approved plans 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. Within the first available planting season (October to March inclusive) following the occupation of each deliverable section of the development hereby approved the landscaping works as shown on the approved plans and Landscape Management and Maintenance Plan forming part of this permission shall be fully implemented. 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 replacement for it, is removed, uprooted or destroyed or 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 at 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. Details of individual and communal electric car charging points shall be submitted for approval to the Local Planning Authority the EV car charging points shall be implemented 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 hereby permitted shall not be occupied until secure and weather protected storage for bicycles as shown on the approved plans has been provided for the occupiers of these dwellings. The bicycle storage shall be retained as approved in perpetuity.
 11. The development shall be completed in accordance with the details submitted to discharge condition 13 - Ecological Conservation Management Plan Parcel 3,4,5) of 15/00419/out under application 22/05081/DET. The proposed ecological enhancements shall be retained as approved in perpetuity.
 12. 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.
 13. 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.
 14. The trees and hedges identified for retention on the approved landscape Management Plan for Open spaces, Landscape Management responsibility Plan and Landscape Strategy Layout report which is attached to and forms part of this permission shall be protected in accordance with that report during the course of the development. The trees and/or hedges shall be protected by measures which accord with British Standard 5837:2012 (Trees in Relation to Construction). The protective fencing and ground protection shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the Local Planning Authority. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, a replacement 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.
 15. The site drainage shall be constructed in accordance with the Drainage Technical Note, Ref 171613 – 01A, dated March 2023 by Ardent Consultants, and shall be retained as such in perpetuity.

142. **23/00408/RESM - LAND AT BROAD STREET GREEN ROAD AND LANGFORD ROAD AND MAYPOLE ROAD, GREAT TOTHAM, ESSEX**

Application Number	23/00408/RESM
Location	Land at Broad Street Green Road and Langford Road and Maypole Road, Great Totham, Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale for the construction of 246 residential units with associated access, parking, servicing and landscaping (Parcels 3, 6 and 7 only) of outline 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	Crest Nicholson (Eastern)
Agent	Joseph Daniels - Savills
Target Decision Date	24.07.2023
Case Officer	David Green
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan Major Application

The Head of Development Management (HoDM) made Members aware that the verbal update given for agenda item 6 23/00226/RESM - Land At Broad Street Green Road and Langford Road And Maypole Road, Great Totham, Essex, also related to this application. In response to a question the Chairperson asked the HoDM to circulate the consultation response to Members outside of the meeting.

Following the Officers presentation, Mr Thomas, the agent, addressed the Committee. The Chairperson moved the recommendation of approval as set out in the report and this was duly seconded.

Following a brief debate, the Chairperson put his proposal to the Committee and upon a vote being taken this was duly agreed.

RESOLVED that the 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:
- 22.1715.010C – Schedule of Accommodation
 - 22.1715.020B – Design and Access Statement
 - 22.1715.50A – Location Plan
 - 22.1715.51B – Block Plan
 - 22.1715.100I – Proposed Site Layout
 - 22.1715.120A – Proposed Site Layout (Coloured)
 - 22.1715.201B – Parking Plan
 - 22.1715.202C – Materials Plan
 - 22.1715.203B – Garden Area Plan
 - 22.1715.204B – Refuse Strategy Plan
 - 22.1715.205B – Height Plan
 - 22.1715.206B – House Type Distribution Plan
 - 22.1715.207B – Affordable Plan (await amended plan to show revised AH as per John Sword requirements)
 - 22.1715.208B – Density Plan
 - 22.1715.300 – Street Scenes - AA
 - 22.1715.301 – Street Scenes – BB1
 - 22.1715.302 – Street Scenes – BB2
 - 22.1715.303 – Street Scenes CC1
 - 22.1715.304 – Street Scenes CC2
 - 22.1715.400 – Ashtead V1 – Plans and Elevations
 - 22.1715.401B – Ashtead V2 – Plans and Elevations
 - 22.1715.410 – Bacton V1 – Plans and Elevations
 - 22.1715.411A – Bacton V2 – Plans and Elevations
 - 22.1715.420B – Buckingham V1 – Plans and Elevations
 - 22.1715.421A – Buckingham V2 – Plans and Elevations
 - 22.1715.430A – Chesham M4(2) V1 – Plans and Elevations
 - 22.1715.431B – Chesham M4(2) V2 – Plans and Elevations
 - 22.1715.432B – Chesham M4(2) V3 – Plans and Elevations
 - 22.1715.433B – Chesham M4(2) V4 – Plans and Elevations
 - 22.1715.440B – Cromer M4(2) V1 – Plans and Elevations
 - 22.1715.441A – Cromer M4(2) V2 – Plans and Elevations
 - 22.1715.450 – Dartford V1 – Plans and Elevations
 - 22.1715.451A – Dartford V2 – Plans and Elevations
 - 22.1715.460B – Filey V1 – Plans and Elevations
 - 22.1715.470A – Hatfield V1 – Plans and Elevations
 - 22.1715.471A – Hatfield V2 – Plans and Elevations
 - 22.1715.480 – Lavenham V1 – Plans
 - 22.1715.481A – Lavenham V1 – Elevations
 - 22.1715.482 – Lavenham V2 – Plans
 - 22.1715.483B – Lavenham V2 - Elevations
 - 22.1715.490A – Leigh V1 – Plans and Elevations
 - 22.1715.491A – Leigh V2 – Plans and Elevations
 - 22.1715.500B – Marlborough V1 – Plans and Elevations
 - 22.1715.501B – Marlborough V2 – Plans and Elevations
 - 22.1715.502B – Marlborough V3 – Plans and Elevations
 - 22.1715.510A – Needham V1 – Plans and Elevations
 - 22.1715.511A – Needham V2 – Plans and Elevations
 - 22.1715.520B – Romsey M4(2) V1 – Plans and Elevations
 - 22.1715.530A – Salcombe V1 – Plans
 - 22.1715.531A – Salcombe V1 – Elevations
 - 22.1715.532 – Salcombe V2 – Plans
 - 22.1715.533 – Salcombe V2 – Elevations
 - 22.1715.534B – Salcombe V3 – Plans
 - 22.1715.535B – Salcombe V3 – Elevations

- 22.1715.540A – Seaton V1 – Plans and Elevations
- 22.1715.541A – Seaton V2 – Plans and Elevations
- 22.1715.542A – Seaton V3 – Plans and Elevations
- 22.1715.543A – Seaton V4 – Plans and Elevations
- 22.1715.550A – Walton V1 - Plans
- 22.1715.551 – Walton V1 - Elevations
- 22.1715.552A – Walton V2 – Plans
- 22.1715.553 – Walton V2 – Elevations
- 22.1715.560B – Winkfield M4(2) V1 – Plans and Elevations
- 22.1715.570A – 1BB Bungalow V3 – Plans and Elevations (update plan nos when amended floorplans received showing wet room included instead of bathroom for 1&2 bed affordable bungalows)
- 22.1715.575A – 1BB Bungalow V2 – Plans and Elevations
- 22.1715.580A – 1BB Bungalow V1 – Plans and Elevations
- 22.1715.585A – 2BB Bungalow V1 – Plans and Elevations
- 22.1715.586A – 2BB Bungalow V2 – Plans and Elevations
- 22.1715.587A – 2BB Bungalow V3 – Plans and Elevations
- 22.1715.610 – Flat Blocks A – Plans 1
- 22.1715.611 – Flat Blocks A – Plans 2
- 22.1715.612 – Flat Blocks A - Elevations
- 22.1715.620A – Flat Block B – Plans
- 22.1715.621A – Flat Block B – Elevations
- 22.1715.630A – Flat Blocks C – Plans and Elevations
- 22.1715.640 – Flat Blocks D – Plans 1
- 22.1715.641 – Flat Blocks D – Plans 2
- 22.1715.642 – Flat Blocks D – Elevations
- 22.1715.700 – Maisonette – Plans
- 22.1715.701 – Maisonette – Elevations
- 22.1715.800 – Garages and Cycle Store
- 2210-752-ST020B – Refuse Tracking Parcel 3
- 2210-752-ST021B – Refuse Tracking Parcel 6
- 2210-752-ST022B – Refuse Tracking Parcel 7
- 2210-752-ST023B – Fire Tender Tracking Parcel 3
- 2210-752-ST024B – Fire Tender Tracking Parcel 6
- 2210-752-ST025B – Fire Tender Tracking Parcel 7
- 2210-752-ST033B – Parking Strategy Plan Parcel 3
- 2210-752-ST034B – Parking Strategy Plan Parcel 6
- 2210-752-ST035B – Parking Strategy Plan Parcel 7
- 2210-752-ST036B – Junction Visibility Splays Parcel 3
- 2210-752-ST037B – Junction Visibility Splays Parcel 6
- 2210-752-ST038B – Junction Visibility Splays Parcel 7
- 2210-752-ST001B – Drainage Strategy Parcel 3
- 2210-752-ST002B – Drainage Strategy Parcel 6
- 2210-752-ST003B – Drainage Strategy Parcel 7
- 2210-752-ST004B – Exceedance Flow Parcel 3
- 2210-752-ST005B – Exceedance Flow Parcel 6
- 2210-752-ST006B – Exceedance Flow Parcel 7
- 2210-752-ST007 – SuDS Construction Details
- 2210-752-ST010B – Level Strategy Parcel 3
- 2210-752-ST011B – Level Strategy Parcel 6
- 2210-752-ST012B – Level Strategy Parcel 7
- 2210-752-ST030B – Cut Fill Analysis Sheet 1 of 3
- 2210-752-ST031B – Cut Fill Analysis Sheet 2 of 3
- 2210-752-ST032B – Cut Fill Analysis Sheet 3 of 3
- 2210-752-ST040B – Services 1 of 3
- 2210-752-ST041B – Services 2 of 3
- 2210-752-ST042B – Services 3 of 3

- 3120-5-2-DR0001-S4-P5 – Landscape Proposals
 - 3120-5-2-DR0002-S4-P5 – Hard Surface and Boundaries 1 of 2
 - 3120-5-2-DR0003-S4-P5 – Hard Surface and Boundaries 2 of 2
 - 3120-5-2-DR0004-S4-P4 – Planting Proposals 1 of 7
 - 3120-5-2-DR0005-S4-P4 – Planting Proposals 2 of 7
 - 3120-5-2-DR0006-S4-P4 – Planting Proposals 3 of 7
 - 3120-5-2-DR0007-S4-P4 – Planting Proposals 4 of 7
 - 3120-5-2-DR0008-S4-P4 – Planting Proposals 5 of 7
 - 3120-5-2-DR0009-S4-P4 – Planting Proposals 6 of 7
 - 3120-5-2-DR0010-S4-P4 – Planting Proposals 7 of 7
 - 3120-5-2-DR0011-S4-P1 – Typical Tree Planting Details
 - 3120-5-2-DR0012-S4-P1 – Planting Palette 1 of 3
 - 3120-5-2-DR0013-S4-P1 – Planting Palette 2 of 3
 - 3120-5-2-DR0014-S4-P1 – Planting Palette 3 of 3
 - 31250-5-4-LM-0001-S4-P1 – Landscape Management and Maintenance Plan
 - Drainage Strategy and SuDS design and Maintenance report 2210-752 Westcombe Park Heybridge Maldon Rev A March 2023 prepared by Ingent Consulting Engineers.
 - Arboricultural Impact Assessment and Method Statement 11633_AIA.001 Rev B prepared by Aspect
 - Ecological Conservation Management Plan JBA 22/406 Rev A - Parcels 3, 6 & 7 Westcombe Park, dated March 2023 and prepared by James Blake Associates
 - Westcombe Park, North Heybridge, Parcel 3, 6 & 7 Transport Technical Note 23025 dated March 2023 KMC prepared by Transport Planning
 - Energy and Sustainability Statement Westcombe Park, North Heybridge, Parcel 3, 6 & 7 dated March 2023 and prepared by AES Sustainability Consultants Ltd.
 - Updated Ecological Walkover JBA 22/406 ECO02 BFH, Parcels 3, 6 & 7 Westcombe Park, Heybridge dated 24th March 2023 prepared by James Blake Associates
3. The development shall be implemented in accordance with the dwelling mix hereby approved, which is as follows:

Market housing

- 122no. (49.6%) 1 and two-bedroom units
- 72no. (29.3%) three-bedroom units
- 52no. 4 & 5 bedroom units

Affordable housing

Affordable Rented

- 16no. 1 Bed Flats
- 6no. 1 Bed Bungalows
- 5no. 2 Bed Bungalows
- 22no. 2 Bed Houses
- 3no. 3 Bed Houses

Shared Ownership

- 9no. 1 Bed Flats
- 3no. 2 Bed Flats
- 6no. 2 Bed Houses
- 4no. 3 Bed Houses

4. No development works above ground level shall take place until samples of the facing material to be used, including glazing, have been submitted to and

- approved in writing by the local planning authority. The works must then be carried out in accordance with the approved details.
5. The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on the approved plans 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. Within the first available planting season (October to March inclusive) following the occupation of each deliverable section of the development hereby approved the landscaping works as shown on plan no's 3120-5-2-DR0001-S4-P5 – Landscape Proposals, 3120-5-2-DR0002-S4-P5 – Hard Surface and Boundaries 1 of 2, 3120-5-2-DR0003-S4-P5 – Hard Surface and Boundaries 2 of 2, 3120-5-2-DR0004-S4-P4 – Planting Proposals 1 of 7, 3120-5-2-DR0005-S4-P4 – Planting Proposals 2 of 7, 3120-5-2-DR0006-S4-P4 – Planting Proposals 3 of 7, 3120-5-2-DR0007-S4-P4 – Planting Proposals 4 of 7, 3120-5-2-DR0008-S4-P4 – Planting Proposals 5 of 7, 3120-5-2-DR0009-S4-P4 – Planting Proposals 6 of 7, 3120-5-2-DR0010-S4-P4 – Planting Proposals 7 of 7 , 3120-5-2-DR0011-S4-P1 – Typical Tree Planting Details, 3120-5-2-DR0012-S4-P1 – Planting Palette 1 of 3, 3120-5-2-DR0013-S4-P1 – Planting Palette 2 of 3, 3120-5-2-DR0014-S4-P1 – Planting Palette 3 of 3, 31250-5-4-LM-0001-S4-P1 – Landscape Management and Maintenance Plan forming part of this permission shall be fully implemented. 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 replacement for it, is removed, uprooted or destroyed or 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 at 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. Details of individual and communal electric car charging points shall be submitted for approval to the Local Planning Authority the EV car charging points shall be implemented 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 hereby permitted shall not be occupied until secure and weather protected storage for bicycles as shown on the approved plans has been provided for the occupiers of these dwellings. The bicycle storage shall be retained as approved in perpetuity.
 11. The development shall be completed in accordance with the details submitted to discharge condition 13 - Ecological Conservation Management Plan Parcel (3,4,5) of 15/00419/out under application 22/05081/DET and the submitted Ecological Conservation Management Plan JBA 22/406 Rev A - Parcels 3, 6 & 7 Westcombe Park, dated March 2023 and prepared by James Blake Associates. The proposed ecological enhancements shall be retained as approved in perpetuity.

12. 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.
13. 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.
14. The trees and hedges identified for retention on the approved Arboricultural Impact Assessment and Method Statement 11633 - AIA.001 Rev B report which is attached to and forms part of this permission shall be protected in accordance with that report during the course of the development. The trees and/or hedges shall be protected by measures which accord with British Standard 5837:2012 (Trees in Relation to Construction). The protective fencing and ground protection shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the local planning authority. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement 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.
15. The site drainage shall be constructed in accordance with the Drainage Strategy and SuDS design and Maintenance report 2210-752 Westcombe Park Heybridge Maldon Rev A March 2023 prepared by Ingent Consulting Engineers, and shall be retained as such in perpetuity.
16. Prior to the first occupation of each Parcel a system of traffic calming shall be implemented for that Parcel, in accordance with current national guidance for Traffic Calming, to maintain an overall design speed of 20mph within each Parcel.
17. Prior to the first occupation of Parcels 3 & 7, the vehicular accesses that adjoin a cycleway shall be provided with an appropriate footway/cycleway connection into the site, to facilitate pedestrian and cycle access. All details to be agreed with the Highway Authority.

There being no other items of business the Chairperson closed the meeting at 8.30 pm.

K M H LAGAN
CHAIRPERSON