



**MINUTES of  
SOUTH EASTERN AREA PLANNING COMMITTEE  
16 OCTOBER 2024**

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**PRESENT**

Chairperson	Councillor V J Bell
Vice-Chairperson	Councillor A Fittock
Councillors	M G Bassenger, A S Fluker, L J Haywood, M G Neall, U C G Siddall-Norman and W Stamp, CC

**366. CHAIRPERSON'S NOTICES**

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

The Chairperson brought to the Committees attention that there would be discussion regarding moving the Committee start time to 7pm going forward and that this would be under any other items of business that the Chairperson of the Committee decides are urgent.

**367. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D O Bown and R G Pratt.

**368. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the Committee held on 24 July 2024 be approved and confirmed.

**369. DISCLOSURE OF INTEREST**

There were none.

**370. 24/00166/FUL - LAND ADJACENT 9 ST PETERS COURT, BRADWELL-ON-SEA**

<b>Application Number</b>	<b>24/00166/FUL</b>
<b>Location</b>	Land Adjacent 9 St Peters Court, Bradwell-on-Sea
<b>Proposal</b>	Construction of a 4-bedroom house with granny annex above triple garage
<b>Applicant</b>	Mr Martin Lane
<b>Agent</b>	Mr James Thomas
<b>Target Decision Date</b>	23 October 2024
<b>Case Officer</b>	Hayley Sadler
<b>Parish</b>	<b>BRADWELL-ON-SEA</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the local plan

Following the Officer's presentation, Mr Thomas, the Agent, addressed the Committee. The Chairperson then opened the floor for debate.

Councillor A S Fluker proposed to approve the application in accordance with the Officer's recommendation, which was duly seconded.

Following a brief discussion where Members aired concerns regarding construction works in respect of Condition 5 (Construction Management) and the impact on the access road to the application site, the Chairperson put the proposal of Councillor Fluker to the Committee which was agreed by assent.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans and documents as shown on the decision notice.
3. No works shall be carried out above ground level until a sample or high quality photographs of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Full details of both hard and soft landscape works 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:
  - i. Finished levels;
  - ii. Means of enclosure, including gates;
  - iii. Car parking layouts;
  - iv. Vehicle and pedestrian access and circulation areas;
  - v. Hard surfacing materials;
  - vi. Indications of all existing trees and hedgerows on the land and identification of those to be retained; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate. Specifically details of extensive planting to the western boundary to provide an appropriate buffer to the land to its west shall be provided

The details set out in (i) to (v) above shall be implemented as approved prior to occupation of the dwelling and retained thereafter. Soft landscape works, as required by (vi) above, 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.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:
  - i. the parking of vehicles of site operatives and visitors;
  - ii. loading and unloading of plant and materials;
  - iii. storage of plant and materials used in constructing the development;
  - iv. development;
  - v. delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

6. Prior to first occupation of the development, cycle parking shall be provided in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient, covered and retained at all times.
7. No development shall commence until fencing/ground protection to protect the hedges / shrubs to be retained has been erected in accordance with BS5837:2012, details of which shall have been submitted to the Local Planning Authority for written approval. 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.

8. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Plumb Associates, August 2024) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may 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.

9. No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority.

The Reptile Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.”

10. Prior to first occupation a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Plumb Associates, August 2024) be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

11. The tree identified for retention on the approved plan drawing number 2320-PL-04 Rev F which is attached to, and forms part of this permission shall be protected 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 design, demolition and 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.
12. The garage hereby approved shall not be used other than for the accommodation of private motor vehicles and shall not at any time be converted or used as habitable space / living accommodation at ground floor level. The appearance of the garage building frontage shall not be altered from the approved drawings. There shall also be no change in the proposed kitchen area or any increase in bedroom space within the building without planning permission first having been obtained from the Local Planning Authority.

13. 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) no dormer window or other form of addition or opening shall be constructed in the roof or gable walls of the dwelling hereby permitted without planning permission first having been obtained from the Local Planning Authority.
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) no dormer window or other form of addition or opening shall be constructed in the roof, gable walls or elevations of the garage hereby permitted without planning permission first having been obtained from the Local Planning Authority.

**371. 24/00273/FUL - 1 PITT COTTAGES, HALL ROAD, ASHELDHAM, SOUTHMINSTER**

<b>Application Number</b>	<b>24/00273/FUL</b>
<b>Location</b>	1 Pitt Cottages, Hall Road, Asheldham, Southminster
<b>Proposal</b>	Demolition of existing outbuilding and erection of bungalow with associated parking and amenity space.
<b>Applicant</b>	Mr and Mrs G Mott
<b>Agent</b>	Mr Marcus Tate - Smart Planning Ltd
<b>Target Decision Date</b>	Extension of time until 22 October 2024
<b>Case Officer</b>	Fiona Bradley
<b>Parish</b>	<b>ASHELDHAM AND DENGIE</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the local plan

Following the Officer's presentation, Mr Tate, the Agent, addressed the Committee. The Chairperson then opened the floor for debate.

Councillor M G Neall proposed to approve the application in accordance with the Officer's recommendation, which was duly seconded.

Following a brief discussion, the Chairperson put the proposal of Councillor Neall to the Committee which was agreed by assent.

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

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans as shown on the decision notice.
- 3 Prior to any works above slab level, full details and / or samples of the materials to be used in the construction of the external surfaces of the dwellings and garages 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.
- 4 No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has submitted an archaeological assessment by an accredited archaeological consultant to establish the archaeological significance of the site. Such archaeological assessment shall be approved by the local planning authority and will inform the implementation of a programme of archaeological work. The development shall be carried out in a manner that accommodates such approved programme of archaeological work.

5. No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.
6. Prior to first occupation of the development and as shown on planning drawing 24.7953/P201 Rev A, the existing vehicle access shall be widened to the east to become a shared access. The width of the access at its junction with the highway shall be 5.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge.
7. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
8. Prior to first occupation of the development the cycle parking shall be provided in accordance with the Essex Planning Officers Association (EPOA) Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.
9. All loading / unloading / reception and storage of building materials and the manoeuvring of all vehicles, including construction traffic shall be undertaken within the application site, clear of the public highway.
10. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Plumb Associates, March 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may 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.
11. Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:
  - a) detailed designs or product descriptions to achieve stated objectives;
  - b) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
  - c) persons responsible for implementing the enhancement measures;
  - d) 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.”

12. Prior to occupation of the development hereby permitted 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 plans, 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 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.
13. Prior to the commencement of the development details of the foul 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.

**372. ANY OTHER ITEMS OF BUSINESS THAT THE CHAIRPERSON OF THE COMMITTEE DECIDES ARE URGENT**

The Committee discussed the proposal of Councillor A S Fluker to start the South Eastern Area Planning Committee meetings at 7:00 pm.

Members debated the benefits and drawbacks of an earlier start time and its potential impacts. The Chairperson sought feedback from Members and Officers to determine their approval of the new start time. There was a general consensus that the new start time would be acceptable. The Chairperson confirmed that a Motion would be presented at the next Council meeting and requested Councillor Fluker to draft and submit the Motion on behalf of the South Eastern Area Planning Committee.

There being no other items of business the Chairperson closed the meeting at 8.09 pm.

V J BELL  
CHAIRPERSON