



**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
18 DECEMBER 2024**

PRESENT

Chairperson	Councillor J Driver
Vice-Chairperson	Councillor J C Stilts
Councillors	K M H Lagan, A M Lay, N R Miller, N D Spenceley, P L Spenceley and N J Swindle

461. CHAIRPERSON'S NOTICES

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

462. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S J Burwood and N G F Shaughnessy.

463. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 23 October 2024 be approved and confirmed.

464. DISCLOSURE OF INTEREST

There were none.

**465. 24/00613/FULM - BREWSTER HOUSE, OAK ROAD, HEYBRIDGE, MALDON,
ESSEX CM9 4AX**

Application Number	24/00613/FULM
Location	Brewster House, Oak Road, Heybridge, Maldon, Essex CM9 4AX
Proposal	Demolition of existing carehome and erection of new-build 74 bed carehome with associated vehicle parking, amenity space, and detached bin store.
Applicant	Runwood Homes
Agent	Mr Barry Mullen - Connect Space
Target Decision Date	06.11.24
Case Officer	Lisa Page
Parish	HEYBRIDGE WEST
Reason for Referral to the Committee / Council	Major application

During the debate that ensued and in response to questions raised the Principal Planning Officer advised that:

- there was no direct provision within the proposed development for mobility scooters or parking of refuse, delivery, and emergency vehicles on site.
- solar panels were not proposed as part of this scheme.
- the proposed development had the same capacity as the existing care home.
- the refuse store would be relocated as part of the proposed new development.

In response to a question regarding the time it would take from demolition to completion and whether the existing residents would be moved to other locations, the Officer advised she did not have this information to hand but could provide it to Members outside of the meeting, if required.

The Chairperson then moved that the Officers' recommendation of approval as set out in the report be agreed. 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 commence not later than three years from the date of this decision.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans as shown on the decision notice.
- 3 No development shall commence until the following information has been submitted to and approved in writing by the local planning authority:
 - A full topographical site survey showing existing levels including: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals;
 - Full details of the proposed finished floor levels of all buildings, proposed garden levels, proposed levels along all site boundaries, and proposed levels for all hard and soft landscaped surfaces.

The development shall only be carried out in accordance with the approved details.

4. No development above ground level shall take place until a schedule of the external material or samples of materials, to be used in the development, have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.
5. Prior to installation, details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall only be implemented in accordance with the approved details and permanently retained as such.
6. The scheme of landscaping as detailed upon the approved plan shall be implemented in full prior to the first occupation or use of the development hereby permitted. Any trees or plants which die, are removed or become seriously damaged, or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size and species.
7. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:
 - Infiltration testing in line with BRE 365. If infiltration is found unviable the run-off rates from the site should be limited to 9l/s.

- Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of 45% climate change.
 - The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
8. Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies on each parcel, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.
 9. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
 10. The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.
 11. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ridgeway Ecology, June 2024). 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.
 12. 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) Purpose and conservation objectives for the proposed enhancement measures;
 - b) Detailed designs or product descriptions to achieve stated objectives;
 - c) Locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
 - d) Timetable for implementation;
 - e) Persons responsible for implementing the enhancement measures;
 - f) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to the first occupation or use of the development and shall be retained in that manner thereafter.

13. Prior to the first occupation or use of the development, 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.

14. No development shall commence until an Arboricultural Method Statement (including drainage service runs and construction of hard surfaces) has been submitted to and approved in writing by the Local Planning Authority. The tree and hedge protection measures shall be carried out in accordance with the approved detail and shall be retained until all equipment, machinery and surplus materials have been removed from the site.
15. The rating level of the noise emitted from all fixed plant and machinery located at the site shall not exceed those in in paragraph 5.2 of the Plant Noise Assessment 24-0015-R1 produced by by Acoustics, at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).
16. Prior to the first occupation or use of the development, the secure cycle parking facilities shall be provided in accordance with the approved details and thereafter retained.
17. No above ground development shall commence until an Electric Vehicle Charging Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or use, and thereafter retained.
18. No development shall commence, including any works of demolition, until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management Plan shall include the following details:
 - A scheme to control the emission of dust, dirt and mud during demolition;
 - A scheme to control noise during the construction period;
 - The provision of parking for operatives and contractors within the site;
 - Safe access in / out of the site;
 - The storage of plant and materials used in constructing the development;
 - The storage of top soil;
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Wheel washing and underbody washing facilities;
 - Measures to control the emission of dust, dirt and mud during construction;
 - A scheme to control noise and vibration during the construction phase, including details of any piling operations;
 - Details of how the approved plan will be implemented and adhered to, including contact details for individuals responsible for ensuring compliance;
 - Contact details for Site Manager and details of publication of such details to local residents.

The approved Demolition and Construction Management Plan shall be adhered to throughout the construction period for the development.

19. Prior to the first occupation or use of the development, details of a strategy for refuse facilities and deliveries to the carehome, 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 thereafter retained.
20. Prior to the erection of any extraction, filtration, ventilation or similar mechanism to serve the kitchen and laundry room, full details of the equipment shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details, and the approved details shall be retained as such.

There being no other items of business the Chairperson closed the meeting at 8.02 pm.

J DRIVER
CHAIRPERSON