



**MINUTES of  
DISTRICT PLANNING COMMITTEE  
25 FEBRUARY 2026**

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**PRESENT**

|                                    |   |
|------------------------------------|---|
| Chairperson                        | Councillor M E Thompson   |
| Councillors                        | M G Bassenger, D O Bown, J R Burrell-Cook, S Dodsley, A Fittock, A S Fluker, L J Haywood, K M H Lagan, A M Lay, S J N Morgan, C P Morley, M G Neall, R G Pratt, U G C Siddall-Norman, N D Spenceley, P L Spenceley, W Stamp, CC, E L Stephens, J C Stilts and N J Swindle |
| Officers (Maldon District Council) | Mr Jaggard, Director of Place, Planning and Growth<br>Mr Purvis, Development Management Team Leader<br>Mr Ball, Principal Planning Officer  |

**1. CHAIRPERSON'S NOTICES**

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

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors V J Bell, S J Burwood, J Driver, M F L Durham CC, J C Hughes, W J Laybourn, R H Siddall and S White.

It was noted that Councillors N D Spenceley and W Stamp would be arriving late due to an urgent commitment.

**3. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the District Planning Committee held on 15 January 2026 be approved and confirmed.

**4. DISCLOSURE OF INTEREST**

There were none.

Councillor N D Spenceley joined the meeting at this point.

5. **24/00941/OUTM - LAND WEST OF DAVID FISHER WAY, DAVID FISHER WAY, SOUTHMINSTER, ESSEX**

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| <b>Application Number</b>                             | <b>24/00941/OUTM</b>  |
| <b>Location</b>                                       | Land West of David Fisher Way, David Fisher Way, Southminster   |
| <b>Proposal</b>                                       | Outline planning application with all matters reserved except for primary means of access from Scotts Hill, for the development of up to 249 dwellings, public open space, together with associated, landscaping, highways, drainage and other infrastructure works |
| <b>Applicant</b>                                      | Bloor Homes Ltd   |
| <b>Agent</b>  | Sam Hollingworth - Ceres Property   |
| <b>Target Decision Date</b>                           | 02.03.2026 (Time Extension agreed with the applicant)   |
| <b>Case Officer</b>                                   | Chris Purvis  |
| <b>Parish</b>   | <b>SOUTHMINSTER</b>   |
| <b>Reason for Referral to the Committee / Council</b> | Departure from the LDP as outside of the settlement boundary for Southminster<br>Major Development of more than 75 dwellings  |

Following the Officers' presentation, an objector Mr Vickers and the applicant Mr Wilsher from Bloor Homes addressed the Committee.

Councillor A S Fluker referred to the consultation response from Anglian Water objecting to the proposed development due to insufficient infrastructure in Southminster and queried if this was addressed within the reasons for refusal. He felt that Officers had come to the right decision and then proposed that the application be refused in accordance with Officers' recommendation. This proposal was duly seconded.

In response to a query regarding a consultation response from Burnham-on-Crouch Town Council, the Development Management Team Leader advised that a response had been received that afternoon. He referred to this consultation response, advising Members that the Town Council were recommending refusal of the application as they felt it was in an unsustainable location and contrary to policies.

Members were informed that Officers had considered the consultation response from Anglian Water alongside other recent appeal decisions for similar developments. Referring to a development in Latchingdon, the Development Management Team Leader explained how the Planning Inspector had considered a Grampian style condition requiring the sewage and foul drainage system to be approved by the Council, discharged, built and be in place prior to any occupation of any of the buildings and how this also accorded with the National Planning Policy Framework. Officers had not included this as a reason for refusal as it was felt that the matter could be mitigated by a Grampian condition. In response to a suggestion that this be included as a reason for refusal, the Director of Place, Planning and Growth provided further explanation, advising that if Members were considering referring to this they needed to consider if the tilted balance applied because the Council was unable to demonstrate a Five-Year Housing Land Supply (5YHLS). It could be mitigated by a Grampian condition but if a Grampian condition couldn't be satisfied until Anglian Water had provided a facility (which potentially had a long lead in time) this wouldn't be delivering the homes to mitigate the impact of the Council's 5YHLS.

Councillor Fluker proposed an amendment to his earlier proposal, proposing that the comments raised by Officers in relation to the Latchingdon appeal decision and Anglian Water be included as a reason for refusal. This was duly seconded and upon a vote being taken the amendment was agreed.

The Chairperson then put the proposed refusal in the name of Councillor Fluker with the additional reason for refusal as agreed. Upon a vote being taken this was duly agreed.

It was agreed that the additional reason for refusal would be drafted by Officers and agreed in writing with the Chairperson and Vice-Chairperson of the Committee.

**RESOLVED** that this application be **REFUSED** for the following reasons:

1. The proposed indicative housing mix would not meet the current and future housing needs of the District as set out in latest Maldon District Local Housing Needs Assessment (LHNA 2025) along with the Council's own Technical Advice Note (TAN). Consequently, the current and future population of the District would not have access to the type of housing that is needed. As such the proposal is considered unacceptable and contrary to policy H2 of the Maldon District Local Development Plan and contrary to the guidance contained in Chapter 5 of the NPPF and PPG.
2. The proposed development is not well related to and does not integrate with the existing settlement and as a result it would not achieve connectivity and permeability linkages with the existing settlement in placemaking terms and would appear disconnected and detached from the existing settlement. Furthermore, the proposed pedestrian and cyclist path to the southeastern corner of the site would use an existing shared access arrangement with the employment site, and this would lead to potential conflicts with pedestrians, cyclists and vehicles using this area, particularly through any lorry movements or vans serving the employment site. As such this is considered contrary to policy S1, D1 and T2 of the Maldon District Local Development Plan, Maldon District Design Guide CO1 and the guidance contained with Chapters 8 and 9 of the NPPF.
3. Insufficient information has been provided by the applicant to demonstrate that a list of other 'reasonably available sites' have been considered for the purposes meeting the PPG requirements for the Flood Risk Sequential Test. Consequently, in the absence of this information the Flood Risk Sequential Test cannot be considered to have been passed and as a result the proposal is contrary to the guidance within the NPPF/PPG and is contrary to policy D5 of the Maldon District Local Development Plan.
4. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, the proposal fails to secure the delivery of affordable housing to meet the identified need in the locality, address the Council's strategic objectives on affordable housing and support a mixed and balanced community, contrary to Policies S1, H1 and I1 of the Maldon District Local Development Plan and Government advice contained within the National Planning Policy Framework.
5. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure the necessary improvements to bus services, the management and maintenance of the public open space, provision of necessary contributions towards health care, community facilities, primary and secondary school places, and library improvements, the impact of the development on existing services and provision cannot be mitigated contrary to Policies S1, D1, N1, N3, I1 and T2 of the Maldon District Local Development Plan and Government advice contained within the National Planning Policy Framework.
6. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, securing a necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy or an appropriate mitigation strategy to overcome the impacts of the development on the European designated nature conservation

sites, the development would have an adverse impact on those European designated nature conservation sites, contrary to Policies S1 and I1 of the Maldon District Local Development Plan and the NPPF.

- 7 Anglian Water object to the application as the Southminster Water Recycling Centre lacks the capacity to accommodate the additional flows that would be generated by the proposed development for wastewater treatment requirements, and this would lead to environmental harm. There is insufficient information within the application to demonstrate how the additional demands for foul drainage arising from the proposed development can be accommodated within the existing sewerage infrastructure in the area. As a result, there is not a clear strategy on how the adverse impacts of the development can be mitigated to make it acceptable in planning terms. Without an agreed mitigation strategy, it is impossible to know whether the mitigation would need to be secured by a planning condition or S106 planning obligation. Furthermore, in the absence of an agreed mitigation strategy, including timings for its delivery, there is no clarity when the proposed homes would be delivered. If the homes cannot be delivered within the next five years then limited weight can be given to the benefits of delivering new homes when judged against the Council's five year housing land supply. This is important part of the planning balance when judged against the NPPF. As such the application is contrary to policies S2 and D2 of the Maldon District Local Development Plan and the guidance contained with the PPG 'Water supply, wastewater and water quality'.

Councillor W Stamp joined the meeting at this point.

## 6. **25/0798/RESM LAND NORTH OF THE GROVES BURNHAM ROAD LATCHINGDON**

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| <b>Application Number</b>                             | <b>25/00798/RESM</b>   |
| <b>Location</b>                                       | Land North Of The Groves Burnham Road Latchingdon  |
| <b>Proposal</b>                                       | Reserved matters application for the approval of appearance, landscaping, layout and scale on approved planning application 22/01174/OUTM (Outline planning application (with all matters reserved except for means of access from Steeple Road and Burnham Road) for residential development of up to 160 dwellings including affordable housing, 5% bungalows, 100sqm of office hub floorspace, 0.21ha of land for childrens day nursery and associated parking (Use Class E), community park, sustainable urban drainage system and associated infrastructure). |
| <b>Applicant</b>                                      | Dandara Eastern  |
| <b>Agent</b>  | Michael Smith - JCN Design & Planning  |
| <b>Target Decision Date</b>                           | 4 March 2026 (extension of time agreed)  |
| <b>Case Officer</b>                                   | Gareth Ball  |
| <b>Parish</b>   | <b>LATCHINGDON</b>   |
| <b>Reason for Referral to the Committee / Council</b> | The Director of Place, Planning considers, in consultation with the Chairperson, that the proposal is of particular strategic interest.  |

Members noted that the Members' Update, circulated prior to the meeting, detailed an amendment to paragraph 5.1.2 of the report, additional paragraph 7.5.2 and amendments to proposed conditions 3, 4 and 7.

The Principal Planning Officer advised that a further five letters of objection had been received since publication of the Members' Update and highlighted the concerns

raised. He noted that the construction hours and width of the pavement on Burnham Road were dealt with at outline stage and could therefore not be reconsidered at this point. A consultation response had also been received from Latchingdon Parish Council raising three issues; overlooking of existing residents, discharge of conditions and a landscape buffer zone. Members were advised that comments regarding the discharge of conditions also related to the outline application and were not for consideration at this point. The Officer advised that the Monitoring Officer had confirmed that the office hub was part of the reserved matters application.

Following the Officers' presentation, the Applicant Mr Owen from Dandara Eastern addressed the Committee.

During the lengthy debate that ensued the Officer provided Members with further clarification in respect of the appearance of the proposed dwellings, lighting scheme, removal of hedgerow, layout, landscape buffer, proposed footpaths, maintenance of Local Areas of Play and Local Equipped Areas of Play, and the discharge of proposed conditions if the application was approved.

It was confirmed that the drainage basins were not part of the objection received from Anglian Water and that the outline application contained conditions regarding drainage.

In response to a query regarding the mix of affordable housing the Officer showed Members a plan of the site which detailed this. It was confirmed that the Council's Housing team had checked that the proposal was consistent with the Council's Supplementary Planning Document.

Officers provided the following information in response to further questions raised by Members:

- The outline application had been subject to a road safety audit, with all pavements connecting to Latchingdon designed accordingly. Essex County Council Highways had not raised any objection regarding displays, turning angles and pavement widths.
- Education contributions had been dealt with at the outline stage. It was noted that the contributions related to primary school places and no nursery contribution had been required. In respect of the nursery provision on the site, Members were advised of relevant condition which set out the period when the applicant would need to market the site for a nursery, however if after that period no interest had been received the area of land allocated for a nursery would revert to landscaping.

Access to the site along Beech Drive and the ownership of land here had been brought to Officers' attention, however as it was outside of the applicant and Council's control it was not a reason for refusal. In response to further comments raised regarding this and access arrangements for the footpath to the west of the site, the Director of Place, Planning and Growth agreed that the Council would continue to work with the applicant regarding this. The Director suggested that Members could consider adding a condition that if the footpath was not deliverable with a period of two years that a revised layout scheme be brought back for that element of the site.

Councillor S J N Morgan proposed that the application be approved in accordance with Officers' recommendation, subject to the amendments to conditions 3, 4 and 7 as set out in the Members' Update and additional condition as suggested by the Director of Place, Planning and Growth. This proposal was duly seconded and upon a vote being taken this was duly agreed.

**RESOLVED** that this application be **APPROVED** subject to the following conditions and additional condition as set out above, the wording of which is to be agreed in consultation with the Chairperson of the Committee:

**1 Approved Plans**

The development shall be carried out in accordance with the following approved plans:

- 03 Site Location Plan
- Proposed Site Plan 25-0115-002 Rev D
- Proposed Massing Plan 25-0115-003 Rev B
- Proposed Refuse and Cycle Strategy 25-0115-004 Rev C
- Proposed Materials Plan 25-0115-005 Rev C
- Proposed Boundary Treatment plan 25-0115-006 Rev B
- Proposed Car Parking Plan 25-0115-007 Rev B
- Proposed Tenure Plan 25-0115-008 Rev. B
- Proposed Garden Areas Plan 25-0115-009 Rev B
- Highway General Design, Sheet 1 of 2 63100-RJL-0800 rev. P03
- Highway General Design, Sheet 2 of 2 63100-RJL-0801 rev. P03
- Landscape Masterplan 2887-LLA-0001 rev. P03
- Detailed Hard Landscape Proposals, Sheet 1 of 14 2887-LLA-0101 rev. P03
- Detailed Hard Landscape Proposals, Sheet 2 of 14 2887-LLA-0102 rev. P03
- Detailed Hard Landscape Proposals, Sheet 3 of 14 2887-LLA-0103 rev. P03
- Detailed Hard Landscape Proposals, Sheet 4 of 14 2887-LLA-0104 rev. P03
- Detailed Hard Landscape Proposals, Sheet 5 of 14 2887-LLA-0105 rev. P03
- Detailed Hard Landscape Proposals, Sheet 6 of 14 2887-LLA-0106 rev. P03
- Detailed Hard Landscape Proposals, Sheet 7 of 14 2887-LLA-0107 rev. P03
- Detailed Hard Landscape Proposals, Sheet 8 of 14 2887-LLA-0108 rev. P03
- Detailed Hard Landscape Proposals, Sheet 9 of 14 2887-LLA-0109 rev. P03
- Detailed Hard Landscape Proposals, Sheet 10 of 14 2887-LLA-0110 rev. P03
- Detailed Hard Landscape Proposals, Sheet 11 of 14 2887-LLA-0111 rev. P03
- Detailed Hard Landscape Proposals, Sheet 12 of 14 2887-LLA-0112 rev. P03
- Detailed Hard Landscape Proposals, Sheet 13 of 14 2887-LLA-0113 rev. P03
- Detailed Hard Landscape Proposals, Sheet 14 of 14 2887-LLA-0114 rev. P03
- Detailed Planting Proposals, Sheet 1 of 14 2887-LLA-0201 rev. P03
- Detailed Planting Proposals, Sheet 2 of 14 2887-LLA-0202 rev. P03
- Detailed Planting Proposals, Sheet 3 of 14 2887-LLA-0203 rev. P03
- Detailed Planting Proposals, Sheet 4 of 14 2887-LLA-0204 rev. P03
- Detailed Planting Proposals, Sheet 5 of 14 2887-LLA-0205 rev. P03
- Detailed Planting Proposals, Sheet 6 of 14 2887-LLA-0206 rev. P03
- Detailed Planting Proposals, Sheet 7 of 14 2887-LLA-0207 rev. P03
- Detailed Planting Proposals, Sheet 8 of 14 2887-LLA-0208 rev. P03
- Detailed Planting Proposals, Sheet 9 of 14 2887-LLA-0209 rev. P03
- Detailed Planting Proposals, Sheet 10 of 14 2887-LLA-0210 rev. P03
- Detailed Planting Proposals, Sheet 11 of 14 2887-LLA-0211 rev. P03
- Detailed Planting Proposals, Sheet 12 of 14 2887-LLA-0212 rev. P03
- Detailed Planting Proposals, Sheet 13 of 14 2887-LLA-0213 rev. P03
- Detailed Planting Proposals, Sheet 14 of 14 2887-LLA-0214 rev. P03
- Landscape Specification and Details 2887-LLA-0301 rev. P02
- Office, Plans and Elevations 25-0115-020
- 1 Bedroom Bungalow, Plans and Elevations 25-0115-021 rev. A

- Detached 2 Bedroom Bungalow, Plans and Elevations 25-0115-022
- Semi-detached 2 Bedroom Bungalow, Plans and Elevations 25-0115-023
- Bedford House Type, Corner-turner Semi Floor Plans 25-0115-024
- Bedford House Type, Corner-turner Semi Elevations 25-0115-025
- Bedford House Type, Semi Floor Plans 25-0115-026
- Bedford House Type, Semi Elevations 25-0115-027
- Bedford House Type, Terrace Plans 25-0115-028
- Bedford House Type, Terrace Elevations 25-0115-029
- Hertford House Type, Corner-turner Floor Plans 25-0115-030
- Hertford House Type, Corner-turner Elevations 25-0115-031
- Hertford House Type, Semi Floor Plans 25-0115-032
- Hertford House Type, Semi Elevations 25-0115-033
- Hertford House Type, Terrace Floor Plans 25-0115-034
- Hertford House Type, Terrace Elevations 25-0115-035
- Maidstone House Type, Semi Floor Plans 25-0115-040
- Maidstone House Type, Semi Elevations 25-0115-041
- Maidstone House Type, Semi Elevations 25-0115-042
- Maidstone House Type, Semi Elevations Render Finish 25-0115-043
- Maidstone House Type, Semi Elevations Corner-turner 25-0115-044
- Maidstone House Type, Semi Elevations Tudor Boarding 25-0115-045
- Maidstone House Type, Semi Elevations Weatherboarding 25-0115-046
- Maidstone House Types, Terrace Floor Plans 25-0115-047
- Maidstone House Type, Terrace Elevations 25-0115-048
- Maidstone House Type, Terrace Elevations Tudor Boarding 25-0115-049
- Maidstone House Type, Terrace Elevation Weatherboarding 25-0115-050
- Frogmore House Type, Semi Floor Plans 25-0115-051
- Frogmore House Type, Semi Elevations Weatherboarding 25-0115-052
- Frogmore House Type, Semi Elevations 25-0115-053
- Frogmore House Type, Semi Elevations Tudor Boarding 25-0115-054
- Woburn House Type, Semi Floor Plans 25-0115-060
- Woburn House Type, Semi Elevations Tudor Boarding 25-0115-061
- Woburn House Type, Semi Elevations 25-0115-062
- Woburn House Type, Semi Elevations Weatherboarding 25-0115-063
- Woburn House Type, Semi Elevations 25-0115-064
- Woburn House Type, Terrace Floor Plans 25-0115-065
- Woburn House Type, Terrace Elevations 25-0115-066
- Shed, Plan and Elevations 25-0115-070
- Maidstone – Maisonette, Floor Plans 25-0115-080
- Maidstone – Maisonette, Elevations 25-0115-081
- Street Scenes A, B & C 25-0115-010 rev. A
- Oakham House Type - Floor Plans 25-0115-090
- Oakham House Type – Semi Gabled Elevation 25-0115-091
- Oakham House Type - Semi Elevations 0115-092
- Oakham House Type - Terrace Floor Plans 25-0115-093
- Oakham House Type - Terrace Elevations 25-0115-094

## **2 Finished Site Levels**

No development shall commence until details of existing and finished site levels and finished external surface levels, the levels of the surrounding area and adjoining buildings where applicable and the finished floor level of the building(s) hereby permitted have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**3 Children's Playspace**

Prior to the commencement of any above-ground development hereby permitted, details of the layout, surfacing, play equipment and any boundary treatments for the Local Equipped Area of Play (LEAP) and Local Area of Play (LAP) shall be submitted to, and approved in writing by, the Local Planning Authority. The LEAP and LAP shall be implemented prior to the completion of 50 per cent of the dwellings hereby approved, in accordance with the approved details and shall be retained and maintained at all times thereafter.

**4 Buffer Strip**

Prior to the commencement of any above-ground development hereby permitted, a scheme for the maintenance, security and pest management of the 5m landscaped buffer strip on the western boundary shown on hereby approved plan 'Proposed Site Plan 25-0115-002 Rev C' shall be submitted to, and approved in writing by, the Local Planning Authority. All measures of the scheme within the approved details shall be implemented prior to the occupation of the first approved dwelling which fronts onto the buffer space.

**5 Retention and protection of existing hedges / shrubs**

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.

**6 Lighting Scheme**

Notwithstanding any details forming the documents submitted as part of the application to which this permission relates, prior to the commencement of any above ground development, a Lighting Scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted Lighting Scheme shall include the following details:

- a. hours of use of external lighting and internal lighting that would be visible externally;
- b. the exact location and specification of any external lighting;
- c. a lux contour plan which also includes the impact of internal lighting;
- d. the specification including height for any fixed or mobile external lighting structures;
- e. the intensity of the lights to be installed together with a lux contour plan, which shall be compliant with Bats and artificial lighting in the UK by Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) / BCT (2023). Such measures to include luminaires of external lights to

- have colour temperature less than 2700K, with peak wavelengths greater than 550nm, or other suitable alternatives;
- f. the identification of areas to be illuminated and any measures to minimise light spilling on to areas outside the application site to which this permission relates;
  - g. measures such as shrouding to minimise disturbance through glare;
  - h. measures to minimise disturbance to bats from lighting;
  - i. details about any translucent parts of the buildings' external fabric or cladding, including the degree of transparency of materials, and any measures to minimise light spillage;
  - j. a timetable for the installation of the lighting across the application site; and
  - k. details for ongoing maintenance of such lighting.

The development shall be implemented in accordance with the approved Lighting Scheme, which shall be implemented prior to the first occupation of any residential dwelling hereby permitted. The onsite lighting shall thereafter be retained and maintained in accordance with the approved Lighting Scheme. No lighting shall be installed on any part of the application site to which this permission relates unless it accords with the approved Lighting Scheme.

## **7 Security Management Plan**

Prior to the commencement of any above-ground development hereby permitted, a Security Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include:

- Details of how proposed dwellings will be made secure both in design and materials.
- Mitigation measures to discourage crime and antisocial behaviour related to electric vehicle charging points.
- Security measures, landscaping considerations and management procedures required to ensure safe use for all users of the areas of public open space and children's playspace.

All measures of the approved Security Management Plan shall be implemented prior to the first occupation of the approved dwelling or area of open space which they serve, and the Security Management Plan shall remain in force at all times thereafter.

## **8 Waste Management**

Prior to the first occupation of any residential dwellings hereby approved, detailed plans including, size, location, design and materials of bin and recycling stores to serve the development shall be submitted to, and agreed in writing by, the Local Planning Authority. The approved bin and recycling stores shall be provided prior to the first occupation of any of the dwelling[s] which they serve.

## **9 External Materials**

Prior to the commencement of any development above ground level, an updated materials plan and samples of all external facing materials to be used, including glazing (no glazing sample required), shall be submitted to, and approved in writing by, the Local Planning Authority. The hereby approved works must then be carried out strictly in accordance with the approved details.

## **10 Beech Drive Signage**

Prior to the first occupation of any residential unit hereby permitted, a scheme of signage and wayfinding for the proposed access onto Beech Drive shall be submitted to, and approved in writing by, the Local Planning Authority. The

scheme shall ensure that pedestrians can safely use the connection and that no danger is posed by vehicles. The scheme shall be implemented upon the creation of the pedestrian connection onto Beech Drive and retained thereafter.

**11 Noise Mitigation Measures**

All recommendations outlined in the Noise Assessment '2502830-ACE-XX-XX-RP-C-0601' shall be implemented and shall be completed before the first use of the relevant dwelling hereby approved and shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

**12 Removal of Permitted Development Rights**

Notwithstanding the provisions of Class A, B, C, D, E and F of Part 1 of Schedule 2 and Class A of Part 2 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, separate buildings, gates, walls, fencing or hardstanding shall be erected within the site without planning permission having been obtained from the Local Planning Authority.

**13 Electric Vehicle Charging Points**

The Electric Vehicle charging points shown on hereby approved plan 'Proposed Car Parking Plan 25-0115-007 Rev A' shall be implemented in accordance with the approved details upon the development of the relevant parking space and made available for use prior to the first occupation or use of that residential unit or stretch of public road to which a visitor space is associated. They shall be kept available for those purposes at all times.

**14 Boundary Treatments**

The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on the hereby approved 'Proposed Boundary Treatment plan 25-0115-006 Rev A' prior to the occupation of the hereby approved dwelling which they adjoin.

There being no other items of business the Chairperson closed the meeting at 9.07 pm.

M E THOMPSON  
CHAIRPERSON