



**MINUTES of  
DISTRICT PLANNING COMMITTEE  
22 MAY 2025**

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**PRESENT**

|                  |   |
|------------------|---|
| Chairperson      | Councillor M E Thompson   |
| Vice-Chairperson | Councillor V J Bell   |
| Councillors      | M G Bassenger, J R Burrell-Cook, S J Burwood, J Driver,<br>A Fittock, A S Fluker, L J Haywood, J C Hughes, A M Lay,<br>K M H Lagan, W J Laybourn, M G Neall, R G Pratt,<br>R H Siddall, U C G Siddall-Norman, N D Spenceley,<br>P L Spenceley, W Stamp, CC, E L Stephens, N J Swindle and<br>L L Wiffen |

**51. CHAIRPERSON'S NOTICES**

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

**52. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D Bown, M F L Durham CC, S J N Morgan, J C Stilts and S White.

**53. MINUTES OF THE LAST MEETING**

**RESOLVED** that the Minutes of the meeting of the District Planning Committee held on 26 February 2025 be approved and confirmed.

**54. DISCLOSURE OF INTEREST**

There were none.

**55. 24/00906/FULM NEW COMMERCIAL BUILDING AT GREAT HAYES BUSINESS PARK, LOWER BURNHAM ROAD, STOW MARIES, ESSEX**

|   |  |
|---|--|
| <b>Application Number</b>                             | <b>24/00906/FULM</b>   |
| <b>Location</b>                                       | New Commercial Building At Great Hayes Business Park,<br>Lower Burnham Road, Stow Maries, Essex  |
| <b>Proposal</b>                                       | Development of a new winery unit environmental water treatment plant and attenuation area with new highway access and landscaping enhancements |
| <b>Applicant</b>                                      | S Hollington   |
| <b>Agent</b>  | Miss Kate Jennings, Whirledge & Nott   |
| <b>Target Decision Date</b>                           | 29 May 2025 (EOT agreed)   |
| <b>Case Officer</b>                                   | Matt Bailey  |
| <b>Parish</b>   | <b>STOW MARIES</b>   |
| <b>Reason for Referral to the Committee / Council</b> | Major application -<br>Part of strategic allocated site within the Local Development Plan  |

Following the Officers' presentation the Applicant, Mr Hollington addressed the Committee.

Councillor A S Fluker proposed that the application be approved, as per officer's recommendations. This proposal was duly seconded.

During the debate that ensued and in response to questions raised, the Senior Planning Officer provided further details regarding the proposed mitigation of noise by way of a condition and confirmed the proposed drainage strategy.

Following the discussion, the Chairperson put the proposal in the name of Councillor Fluker and upon a vote being taken this was approved. It was noted that Councillor J R Burrell-Cook abstained from the vote.

**RESOLVED** that this 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 set out by the Decision Notice.
3. No works above ground level shall take place until written details of the proposed materials to be used in the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.
4. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for; a. the parking of vehicles of site operatives and visitors, b. loading and unloading of plant and materials, c. storage of plant and materials used in constructing the development, d. wheel and underbody washing facilities.
5. Prior to first occupation of the development and as shown in principle on planning drawing no. 2106121-ACE-XX-00-DR-C-0501 Rev 1.2, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 164 metres to the east, and 2.4 metres by 117 metres to the west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

6. All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Plumb Associates, October 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.
7. 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 demonstrating that works are aligned with the proposed phasing of development;
- 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 occupation and shall be retained in that manner thereafter.

8. If external lighting is proposed, prior to beneficial use, a lighting design scheme for biodiversity in accordance with GN:08/23 Bats and Artificial External Lighting (ILP) 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 location 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.

9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (05/03/2025) 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 33.4l/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 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 2 within any other period as may subsequently be agreed, in writing, by the local planning authority.

10. 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, 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.

11. 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.
12. Prior to the first occupation of the development the cycle parking, as indicated on the approved plans, shall be provided and retained as such for the life of the development.
13. Prior to first occupation of the proposed development, the Developer shall submit a workplace travel plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years.
14. Prior to first occupation of the proposed development, a Noise Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Strategy should include:

- 1) Detailed drawings of proposed acoustic screening around the site;
- 2) Updated noise calculations relative to the proposed screening and key areas within the site potentially generating noise (e.g. delivery areas, machinery);
- 3) Operating hours, seasonal dates for 24h operation and anticipated timing/number of deliveries during normal and harvest seasons;
- 4) Operational guidance/best practice to limit potential for noise spillage at all times.

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

15. The development hereby approved shall be carried out in accordance with the 'Tree Protection Plan Whole Site', 'Tree Protection Plan Red Line Area' and 'Arboricultural Report' (Andrew Day Arboricultural Consultancy Ltd, 3<sup>rd</sup> October 2024) as approved as part of this permission.
16. Prior to any works above slab level, a full details of the provision and subsequent retention of both hard and soft landscape works on the site 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:

- 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.
- 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support.
- 3) Details of the aftercare and maintenance programme. The soft landscape works 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, unless the Local Planning Authority gives its written consent to any variation.

Hard landscape works

- 1) Details of walls with brick types, construction design and dimensions
- 2) Details of surfacing, with materials finishing and edgings
- 3) Details of any street furniture, with designs materials and dimensions

The hard landscape works shall be carried out as approved prior to the first use / occupation of any part of the development hereby approved and retained and maintained as such thereafter.

17. Prior to the first occupation of the development, the foul and surface water drainage scheme as detailed by the approved Drainage Statement Report by Ardent Construction Engineers, Ref 2106121-RO1, dated October 2024, shall be installed and implemented and available to serve the drainage requirements of the development.

**56. 24/00911/VARM LAND AT BROAD STREET GREEN ROAD AND LANGFORD ROAD MAYPOLE ROAD GREAT TOTHAM**

|                           |  |
|---------------------------|--|
| <b>Application Number</b> | <b>24/00911/VARM</b>   |
| <b>Location</b>           | Land at Broad Street Green Road and Langford Road Maypole Road Great Totham  |
| <b>Proposal</b>           | <p>Variation of condition 20 on planning permission 15/00419/OUT approved on appeal (Part outline/part detailed (hybrid) application for mixed use development including:</p> <p>(i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)</p> <p>(ii) Residential Care for up to 120 beds (Use Class C2) (Outline)</p> <p>(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)</p> <p>(iv) Primary school and early years childcare facility (Use Class D1c) (Outline)</p> <p>(v) A Relief Road between Broad Street Green Road and Langford Road (Detailed element)</p> <p>(vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);</p> <p>(vii) Construction of initial gas and electricity sub-stations (Detailed); and</p> <p>(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).</p> <p>The proposed change to the condition would alter the trigger for the provision of that part of the Relief Road that lies between Langford Road and Maypole Road to be fully completed from 'prior to the occupation of the 100th dwelling' to 'prior to the 26 September 2025'.</p> |
| <b>Applicant</b>          | Vistry Group   |
| <b>Agent</b>              | Kevin Coleman - Phase 2 Planning & Development Ltd   |

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| <b>Target Decision Date</b>                           | 31.05.2025 (Time Extension agreed with applicant)   |
| <b>Case Officer</b>                                   | Chris Purvis  |
| <b>Parish</b>   | <b>GREAT TOTHAM, HEYBRIDGE, AND LANGFORD AND ULTING</b>                                   |
| <b>Reason for Referral to the Committee / Council</b> | Strategic site within the strategic submitted Local Development Plan<br>Major Application |

The Chairperson drew Members' attention to the Members' Update circulated prior to the meeting which set out further information provided by the applicant, an additional consultation response received from Langford and Ulting Parish Council and an amendment to the headings for proposed conditions 20, 24 and 25.

Following the Officers' presentation an objector, Mr Sismey and the Applicant, Mr Moseley addressed the Committee.

Councillor R H Siddal proposed that the application be approved, as per officer's recommendations. This proposal was duly seconded.

During the lengthy debate that ensued and in response to a number of comments raised by members, the Head of Service: Development Management and Building Control provided further clarification and advised that should Members be mindful to refuse the application then the constitutional break would be instituted.

Following the discussion, the Chairperson put the proposal in the name of Councillor Siddal and upon a vote being taken this was approved.

**RESOLVED** that this application be **APPROVED** subject to the following conditions and the Section 106 legal agreement from planning permission reference 15/00419/OUT.

**Timeframe of three years for full permission elements – Relief Road and gas and electricity substations**

- 1 The elements of the development for which full permission is hereby granted (a Relief Road between Broad Street Green Road and Langford Road and the construction of initial gas and electricity sub-stations) shall be constructed in accordance with the details as approved.

**Details for Reserved Matters (RM) access, appearance, landscaping, layout, and scale**

- 2 For all elements of the development other than those for which full planning permission has been granted (a Relief Road between Broad Street Green Road and Langford Road and the construction of initial gas and electricity sub-stations) details of the access, appearance, landscaping, layout, and scale (hereinafter called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development other than preliminary ground works, or any works connected to the construction of the Relief Road or the substations takes place, and the development shall be carried out as approved.

**First app. for RM within three years**

- 3 Condition deleted

**Applications for RM no later than 29 October 2029 (10 years from original consent)**

- 4 Application(s) for approval of reserved matters shall be made to the Local Planning Authority no later than the 29 October 2029.

**Approved RM to begin no later than 2 years from date of permission**

- 5 The element of the development for which outline permission is hereby granted shall begin not later than two years from the date of approval of the first of the reserved matters to be approved.

**Approved Plans List**

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

PRM-01 Rev R – Design Parameter Plan – Land Use; PRM-04 Rev P – Design Parameter Plan – Building Heights; PRM-05 Rev Q – Design Parameter Plan – Residential Density; PRM-02 Rev W – Green and Blue Infrastructure; PRM-03 Rev P – Access and Movement; CPMALDON.1/01J – Relief Road Overview; CPMALDON.1/02G – Langford Road Roundabout; CPMALDON.1/03F – Staggered Priority Junction Arrangement; CPMALDON.2/04E – Central Priority Junction and Broad Street Green Rd Roundabout; CPMALDON.1/05D – Langford Road Rd/.Northern Arm and Vertical Profile; CPMALDON.108C – Relief Road Long Section – Langford Road End; MBSK150720-1 – Maldon Road Centreline and Visibility; 44006-C-010B – Substation Location Plan; TC-STD-G-PRI – Gas Governor; and TC-STD-SS-01 – Brick Built Electricity Substation.

**Construction Environmental Management Plan (CEMP)**

- 7 With the exception of those parcels or phases to which a CEMP pursuant to condition 7 of planning permission 15/00419/OUT has been approved, no development within any part of the site or phase of development (as defined in the Strategic Phasing Plan to be approved pursuant to Condition 11) shall take place until a Construction Environmental Management Plan (CEMP) for that part of the site or phase of the development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects:
- (a) indicative construction and phasing programme for that phase/part of the development;
  - (b) details of the location of the construction compound with boundary/security details, and temporary buildings/offices, storage areas/compounds, plant, equipment, external lighting arrangements, materials storage, screening, and hoardings;
  - (c) hours of construction and delivery times for construction purposes;
  - (d) a Waste Management Plan detailing the anticipated nature and volumes of waste, measures to ensure the maximisation of waste re-use, measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximised reuse of waste both within and outside the site, any other steps to ensure the minimisation of waste during construction, the location and timing of provision of facilities, proposed monitoring and timing of submission of monitoring reports;
  - (e) a Pollution Management Plan to include details of measures to be taken during the construction period to protect wildlife, habitats and hydrology, an investigation and monitoring scheme to oversee and direct construction works, and details of soil handling, storage and restoration, dust management and wheel washing facilities;

- (f) procedures for dealing with any unexpected contamination that may be encountered during the construction process;
- (g) a Construction Ecological Management Plan, including details for mitigating the effects of construction on habitats and protected species in line with the assessment set out in the Environmental Statement;
- (h) measures for protecting trees and hedgerows intended for retention, during the construction process;
- (i) a Noise and Vibration Plan detailing methods for monitoring and mitigating noise and vibration from plant, construction equipment and vehicles;
- (j) a Water Management Plan detailing the measures to be used to prevent pollution into ground water supplies and to prevent flooding; and
- (k) a Traffic Management Plan to detail vehicle access arrangements, permanent and temporary realignment of highways, diversions and road closures, temporary signage, delivery areas, and parking spaces for visitors and on-site workers, and the safeguarding of Public Rights of Way during construction.

The CEMP shall be implemented in the manner approved before any development commences in the relevant phase of development/part of the site to which it relates and shall be adhered to for the duration of the construction period of that phase/part of the development. All construction infrastructure shall be removed from the site within three months of completion of the corresponding phase/part of the development.

Where the CEMP has been discharged for earlier phases of development the development shall be implemented in accordance with the details as approved through application references 21/05134/DET, and 23/05036/DET, and specifically for paragraph (g) 21/05031/DET, 22/05005/DET and 22/05113/DET.

#### **Archaeological Assessment and Implementation Programme**

- 8 The archaeological assessment (prepared by an accredited archaeological consultant) and the implementation of a programme of archaeological work for the site shall be carried out in as approved through application references 21/05054/DET and 21/05147/DET.

#### **Surface Water Drainage Scheme**

- 9 With the exception of those parcels or phases to which a Surface Water Drainage Scheme pursuant to condition 9 of planning permission 15/00419/OUT has been approved, no development within any part of the site or on any Phase of the development (as defined by the Strategic Phasing Plan approved pursuant to condition 11) shall take place until a detailed surface water drainage scheme for that part of the site/phase of the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to:
- (a) limiting discharge rates to 1 in 1 greenfield runoff rates for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change;
  - (b) the provision of sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event;
  - (c) the required allowance for urban creep should be included in storage calculations;
  - (d) a demonstration that all storage features can half empty within 24 hours for the 1:30 plus 40% climate change critical storm event. If the storage



required to achieve this via infiltration or a restricted runoff rate is considered to make the development unviable, a longer half emptying time may be acceptable. An assessment of the performance of the system and the consequences of consecutive rainfall events occurring should be provided. Subject to agreement, ensuring the drain down in 24 hours provides room for a subsequent 1 in 10 year event may be considered acceptable;

- (e) final modelling and calculations for all areas of the drainage system;
- (f) the appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753;
- (g) detailed engineering drawings of each component of the drainage scheme;
- (h) a final drainage plan which details exceedance and conveyance routes, finished floor levels and ground levels, and location and sizing of any drainage features; and
- (i) a written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The surface water drainage scheme shall be implemented in accordance with the details approved by this condition and that of condition 9 of planning permission reference 15/00419/OUT (application references 23/05080/DET, 21/05125/DET and 22/05075/DET) before occupation.

#### **Surface Water Drainage Scheme – Maintenance and Management details**

- 10 The management and maintenance of watercourses within the site and the SuDS network to be provided shall be implemented in accordance with application reference 21/05121/DET.

#### **Strategic Phasing Plan**

- 11 The development hereby permitted shall be implemented in accordance with the site wide Strategic Phasing Plan as approved through application reference 21/05187/DET unless a revision to that plan is agreed in writing by the local planning authority pursuant to this condition.

#### **Strategic Management and Maintenance Plan for the entirety of the Strategic Green Infrastructure**

- 12 The development shall be implemented in accordance with the Strategic Management and Maintenance Plan for the entirety of the Strategic Green Infrastructure as approved through application reference 20/05035/DET unless a revision to the Strategic Management and Maintenance Plan is agreed in writing by the local planning authority pursuant to this condition.

#### **Ecological Conservation Management Plan (ECMP)**

- 13 The development shall be implemented in accordance with the Ecological Conservation Management Plan (ECMP) for the site as approved through application references 21/05031/DET, 21/05162/DET and 22/05081/DET. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved ECMP.

#### **Contamination and Remediation**

- 14 The development shall be implemented in accordance with the Phase 2 intrusive investigation and report as approved through application reference 21/05107/DET.

### **Superfast Broadband Strategy**

- 15 The development shall be implemented in accordance with the strategy to facilitate superfast broadband for future occupiers as approved through application references 21/05135/DET.

### **Foul Drainage**

- 16 With the exception of those parcels or phases to which a Foul Drainage has been approved pursuant to condition 16 of planning permission 15/00419/OUT, no other building intended for use for purposes falling within Use Classes A1, A2, A3, A4, A5, C2, C3, D1 or D2 as defined by the Town and Country (Use Classes) Order 1987 (as amended) shall be erected above foundation level until details of the foul water drainage for that building have been submitted to and approved in writing by the Local Planning Authority.

The drainage works as approved pursuant to this condition and condition 16 of planning permission 15/00419/OUT (application references 22/05076/DET and 23/05124/DET) shall be completed in accordance with the approved details before first occupation of the building to which it relates.

### **Details of depth of excavation trenches for all services**

- 17 With the exception of those parcels or phases to which a scheme has been approved pursuant to condition 17 of planning permission 15/00419/OUT, no development within a site for which reserved matters approval is sought shall take until such time as full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains, and public utilities) and their means of installation where they pass under the canopy of any retained tree within, adjacent to, or which overhangs, the development area, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. For details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains, and public utilities) and their means of installation where they pass under the canopy of any retained tree within, adjacent to, or which overhangs, the development area that have already been approved the development shall be implemented in accordance with the approved application references 22/05014/DET and 22/05110/DET.

### **Tree and Hedgerow Protection**

- 18 The development shall be implemented in accordance with the tree retention and protection measures as approved through application references 21/05129/DET, 21/000961/RESM and 22/00289/RESM. No development in any reserved matters area shall commence until fencing and ground protection to protect the retained trees/hedgerows in that reserved matters area have been erected in accordance with the details previously submitted to and approved in writing by the Local Planning Authority. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes seriously damaged or defective, a replacement tree shall be planted within the site of such size and species and at such a time as specified by the Local Planning Authority.

### **Details of acoustic barrier to the south of the Relief Road**

- 19 The proposed acoustic barrier to the south of the Relief Road shall be implemented in accordance with the details as approved through application references 22/05109/DET and 21/00961/RES. The acoustic barrier shall be completed in accordance with the approved details before first occupation of any dwelling in that particular phase and retained in perpetuity thereafter.

**Relief Road section between Langford Road and Maypole Road completion by 26 Sept 2025**

- 20 Prior to 26 September 2025 the Relief Road shall be fully completed in accordance with the approved details and open to the public between Langford Road and Maypole Road.

**Relief Road section between Langford Road and Broad Street Green Road completion before occupation of 350th dwelling**

- 21 Prior to the occupation of the 350th dwelling hereby approved, the Relief Road shall be fully completed in accordance with the approved details and including all associated accesses, junctions and crossing points, and open to the public between Langford Road and Broad Street Green Road.

**Traffic monitoring and Priority for Buses along Maypole Road south of the Relief Road**

- 22
- (a) Monitoring of the traffic conditions on Maypole Road between Holloway Road and the junction of Maypole Road with the Relief Road shall be undertaken in accordance with the details agreed pursuant to condition 22 of planning permission 15/00419/OUT, under Discharge of Condition reference 23/05117/DET.
  - (b) The monitoring scheme shall not commence before the Relief Road is completed and open to the public.
  - (c) The monitoring data shall be submitted to the local planning authority and the highway authority within three months of the completion of the monitoring period.
  - (d) No more than 500 of the dwellings hereby approved shall be occupied until the local planning authority has confirmed in writing as to whether the scheme to provide priority for buses along Maypole Road south of the Relief Road approved pursuant to condition 22 of planning permission 15/00419/OUT (under Discharge of Condition reference 23/05117/DET) is required to be implemented
  - (e) If implementation is required, then no more than 600 dwellings shall be occupied until the scheme is completed.

**Monitoring data to be submitted to understand whether scheme in condition 20 is required**

- 23 Condition deleted as merged with Condition 22

**Residential Travel Plan**

- 24 The development shall be implemented in accordance with the Residential Travel Plan as approved application reference 23/05018/DET. The approved Travel Plan shall be implemented for a period commencing from the first occupation of any dwelling on the site, and end 1 year after the occupation of the 1,100th dwelling, or some other time period as may be agreed by the Local Planning Authority through this condition.

**Residential Travel Information Pack**

- 25 Upon the first occupation of any dwelling, a Residential Travel Information Pack (The Pack), as approved through application reference 23/05018/DET, setting out available sustainable transport choices, shall be provided with that dwelling. The Pack shall include free travel vouchers for use with the relevant local public transport operator.

**Noise Validation Survey**

- 26 After the occupation of the 500th dwelling but before the occupation of the 750th, a Noise Validation Survey shall be undertaken to verify the noise levels

in the rear of the gardens of properties on Poplar Grove and properties fronting Langford Road. The survey results shall be submitted to the Local Planning Authority. In the event that the survey shows noise levels exceeding WHO 55bD in these areas, the developer shall write to the owners of the affected properties to offer the construction of a solid wooden boundary fence up to 1.8m in height, and if requested to do so by the owners of the property within 28 days of the offer, shall complete the installation of the fence before occupation of the 751st dwelling on the development site.

#### **Bus Stop details for RM**

- 27 The development shall be implemented in accordance with the details of the bus stop to be provided, including the timing of its provision as approved through application references 21/00961/RES and 22/00289/RES.

#### **Network of pedestrian and cycle routes for RM**

- 28 Any reserved matters application(s) relating to layout shall include a scheme to show the provision of a network of pedestrian and cycle routes linking all areas within that part of the development, in accordance with Drawing PRM-03 Rev P – Design Parameter Plan – Access and Movement, and a programme for their implementation. The cycle routes shall be appropriately hard-surfaced and, where provided as a dedicated off-carriageway route, shall have a minimum width of 3m (or 3.5m if shared with pedestrians). The pedestrian and cycle routes shall be implemented in accordance with the approved details. Where the provision of a network of pedestrian and cycle routes linking all areas within that part of the development have been discharged the development shall be implemented in accordance with the details as approved through application references:

For Strategic Infrastructure - 21/00384/RES, 21/00961/RES and 22/00289/RES

For Residential Parcels

- Phase 1, Parcels 1 and 2 application reference 21/00752/RES,
- Phase 2 Parcels 10,11,12 application reference 22/00523/RES,
- Phase 3 Parcel 4 application reference 23/00226/RESM.
- Phase 3 Parcel 5 application reference 24/00587/RESM, and
- Phase 4 Parcels 3,6,7 application reference 23/00408/RESM

#### **Vehicle Parking for RM**

- 29 Any reserved matters application(s) relating to layout and/or access, including residential or commercial buildings, shall include details of all types of vehicle parking proposed, including the number, location, and design of any enclosed structures within the site. Prior to the occupation of any dwelling/building within that reserved matters parcel, the parking areas relating to that dwelling/building shall be completed in accordance with the approved details and retained for their intended purpose thereafter.

Where details of all types of vehicle parking proposed, including the number, location, and design of any enclosed structures within the site have been discharged the development shall be implemented in accordance with the details as approved through application references:

For Strategic Infrastructure for 21/00384/RES, RES/MAL/21/00961 and 22/00289/RES

For Residential Parcels

- Phase 1, Parcels 1 and 2 application reference 21/00752/RES,
- Phase 2 Parcels 10,11,12 application reference 22/00523/RES,

- Phase 3 Parcel 4 application reference 23/00226/RESM.
- Phase 3 Parcel 5 application reference 24/00587/RESM, and
- Phase 4 Parcels 3,6,7 application reference 23/00408/RESM

### **Cycle Parking for RM**

- 30 Any reserved matters application(s) including residential or commercial buildings shall be accompanied by details of facilities for the covered secure parking of bicycles for use in connection with those buildings. Prior to the occupation of any dwelling/building the cycle parking facilities for that dwelling/building shall have been provided in accordance with the approved details and they shall be retained thereafter for their intended purpose.

Where details of all types of vehicle parking proposed, including the number, location, and design of any enclosed structures within the site have been discharged the development shall be implemented in accordance with the details as approved through application references:

#### **For Residential Parcels**

- Phase 1, Parcels 1 and 2 application reference 21/00752/RES,
- Phase 2 Parcels 10,11,12 application reference 22/00523/RES,
- Phase 3 Parcel 4 application reference 23/00226/RESM.
- Phase 3 Parcel 5 application reference 24/00587/RESM, and
- Phase 4 Parcels 3,6,7 application reference 23/00408/RESM

### **Landscaping requirements**

#### **31 Part 1**

Any reserved matters application made pursuant to this approval that seeks the approval of landscaping details shall include a detailed landscaping scheme with designs and specifications for the associated reserved matters site. Where relevant to that part of the site, this shall substantially accord with the details set out within the submitted Design Strategy for the North Heybridge Relief Road (included within the Design and Access Statement). The details shall be accompanied by a Landscaping Statement that demonstrates how the landscaping scheme is broadly in accordance with the Council's endorsed Strategic Design Code.

Where details of landscaping details have been discharged for Part 1 the development shall be implemented in accordance with the details as approved through application references:

For Strategic Infrastructure for 21/00384/RES, RES/MAL/21/00961 and 22/00289/RES

#### **For the Residential Parcels**

- Phase 1, Parcels 1 and 2 application reference 21/00752/RES,
- Phase 2 Parcels 10,11,12 application reference 22/00523/RES,
- Phase 3 Parcel 4 application reference 23/00226/RESM.
- Phase 3 Parcel 5 application reference 24/00587/RESM, and
- Phase 4 Parcels 3,6,7 application reference 23/00408/RESM

#### **Part 2**

Prior to commencement of development within any Reserved Matters site, full details of the hard and soft landscaping proposals, which shall be in accordance with the Reserved Matters design approved under Part 1 of this condition, shall be submitted for the written approval of the Council. Unless such details have already been approved as part of the relevant Reserved Matters design, the

detailed landscape designs and specifications for any reserved matters site shall include:

- (a) full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed timing of that planting. The planting plan shall include a full schedule of plants and use botanic names;
- (b) scaled cross-sections of mounding, ponds, ditches, and swales and proposed treatments of the edges and perimeters of the site;
- (c) the landscape treatment of all roads through the reserved matters site;
- (d) a specification for the establishment of trees within hard landscaped areas including details of space standards and tree pit details;
- (e) the planting and establishment of structural landscaping to be provided in advance of all or specified parts of the reserved matters site as appropriate;
- (f) full details of any proposed alterations to existing watercourses and/or drainage channels;
- (g) details and specification of any proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the reserved matters site to be carried out including soil quantities, topsoil storage to BS 3882:2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up; and the timing of works;
- (h) full details of all proposed methods of boundary treatment including details of all gates, fences, walls, and other means of enclosure both within and around the edge of the reserved matters site;
- (i) full details, including cross-sections, of all bridges and culverts;
- (j) utility routes, type and specification;
- (k) the location and specification of minor artefacts and structures including furniture, refuse, or other storage units, signs and lighting columns/brackets;
- (l) 1:200 scale plans (or at a scale otherwise agreed) including cross sections, of roads paths and cycleways; and
- (m) details of all hard surfacing materials (size, type and colour).

The details submitted for both hard and soft landscaping shall include a schedule for the implementation of the proposed works along with a Management and Maintenance Plan which shall include:

- (i) planting, grass cutting, weeding and pruning schedules;
- (ii) inspection, repair and maintenance details relating to hard landscaping (including tracks, paths, boundary treatment, play equipment, street furniture, and litter picking);
- (iii) a programme of management activities and monitoring and operational restrictions; and
- (iv) a maintenance programme for the establishment period of the planting and existing remaining planting for trees and hedgerows (the first five years after planting).

The landscaping within the reserved matters site areas shall be implemented in accordance with the approved details and programme unless an alternative programme is agreed in writing by the Local Planning Authority through this condition. The approved Management and Maintenance Plan shall be implemented in accordance with the approved details and continued thereafter in perpetuity.

Where details of landscaping details have been discharged for Part 2 the development shall be implemented in accordance with the details as approved through application references:

For Strategic Infrastructure for 22/05137/DET, 22/05054/DET and 23/5029/DET

For the Residential Parcels

- Phase 1, Parcels 1 and 2 application reference 21/00752/RES,
- Phase 2 Parcels 10,11,12 application reference 22/00523/RES,
- Phase 3 Parcel 4 application reference 23/00226/RESM.
- Phase 3 Parcel 5 application reference 24/00587/RESM, and
- Phase 4 Parcels 3,6,7 application reference 23/00408/RESM

### **Recycling and Waste details for RM**

- 32 Any reserved matters application shall be accompanied by details relating to the location, design, specification, management and maintenance of the recycling facilities. These details shall specify the specific positions where wheeled bins, recycling boxes, or any other means of storage, will be stationed, and the arrangements for the disposal of waste. The approved recycling facilities shall be provided for the dwelling/building to which they relate prior to the occupation of that dwelling/building.

### **Any Planting that fails replaced within 5 years**

- 33 Any trees or plants provided as part of any landscaping scheme for a reserved matters site which. Within a period of five years of the planting date, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

### **Remove of PD rights for hard surfacing of front gardens**

- 34 Notwithstanding the provisions of Schedule 2, part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) there shall be no hard surfacing of front gardens beyond that permitted as part of the approval of reserved matters.

### **Lighting Strategy**

- 35 Prior to the installation of any external lighting (other than street lighting to adopted road or domestic security lighting), a lighting strategy for that phase of the development (as agreed through Condition 11), including details of the location and type of fixtures and fittings, shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be implemented in accordance with the approved details and retained as such thereafter.

### **Yearly logs of Maintenance of Surface Water Drainage Scheme**

- 36 Pursuant to condition 10 attached to this permission, yearly logs of maintenance shall be kept which should be carried out in accordance with any approved Maintenance Plan. These must be made available for inspection upon request by the Local Planning Authority.

### **Housing Mix requirements**

- 37 The development shall be carried out in accordance with the following housing mix: 1 or 2 bedrooms – minimum 50%; 3 bedrooms – minimum 30%; and 4+ bedrooms – no more than 20%.

**Smaller Dwellings that are Single Storey in Height**

- 38 Not less than 4% of the dwellings hereby approved shall be smaller dwellings (1 or 2 bedrooms) that are single-storey in height.

**Playing Field Requirements**

- 39 No development of the playing fields shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority:
- (i) a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints that could affect playing field quality;
  - (ii) based on the results of the assessment to be carried out under (i), a detailed scheme that ensures the playing field will be provided to an acceptable quality – the scheme shall include a written specification of soils structure, proposed drainage, cultivation, and other operations associated grass and sports turf establishment and a programme of implementation; and
  - (iii) a noise impact assessment relating to the use of the playing fields detailing a scheme of future mitigation measures.

The approved schemes shall be carried out in accordance with the Strategic Phasing Plan (condition 11) and the land shall thereafter be maintained and made available for use as playing fields in accordance with the approved details.

**Community Use Agreement (CUA)**

- 40 Before the playing fields are brought into use, a Community Use Agreement (CUA) shall be submitted to and approved in writing by the Local Planning Authority. This agreement shall include details of a pricing policy, hours of use, access by non-members, management responsibilities, and a mechanism for review. The CUA shall be implemented, in the manner approved, at all times.

**No Floodlighting**

- 41 There shall be no floodlighting associated with the playing fields/sports pitches, including those associated with the Primary School.

**Details of Local Centre units to be provided**

- 42 Prior to or contemporaneous with the submission of any application for reserved matters relating to the Local Centre, details of the distribution and size of all units intended for use within Use Classes A1, A2, A3, A4, A5 and D1, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) shall be submitted to and approved in writing by the Local Planning Authority. The Local Centre shall be completed in accordance with the approved details.

**Hours of use for Local Centre Units**

- 43 The hours of use for any unit used for purposes within Use Classes A1, A2, A3, A4, A5 and D1, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) within the Local Centre shall be 0700 to 2300 hours on Mondays to Saturdays (inclusive), Sundays and Bank Holidays.

**Delivery and Collection Hours for Local Centre Units**

- 44 Deliveries to and collections from any unit used for purposes within Use Classes A1, A2, A3, A4, A5 and D1, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) within the Local Centre shall only take place between 0730 to 1900 hours on Mondays to Saturdays and Sundays and Bank Holidays.



### **Means of commercial refuse/recycling for Local Centre**

- 45 No development of the commercial units within the Local Centre shall be carried out until details of the means of commercial refuse/recycling storage, including details of the bin stores to be provided, have been submitted to and approved in writing by the Local Planning Authority. The commercial refuse/recycling storage facilities shall be provided in accordance with the approved details before the units are brought into use and retained as such for their intended purpose thereafter.

### **Local Centre – Ventilation Equipment**

- 46 No installation of any extract ventilation system, compressors, generators, refrigeration equipment, or any other fixed plant, shall be installed on any building in the Local Centre, unless the details of such equipment has first been submitted to and approved in writing by the Local Planning Authority. Those details shall include the location of the equipment, acoustic housing, and any vibration isolation measures, together with projected noise levels at the boundary of the property. Installation shall be carried out in accordance with the approved details and retained as such thereafter.

### **Sound level restrictions for any Amplified Sound**

- 47 The specific sound level (LA eq,15) resulting from any amplified sound used within any units falling within Use Classes A3, A4, A5, D1 and D2 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) shall not exceed the background noise level (LA 90,15), at a point one metre from the external façade of the nearest noise sensitive receptor.

## **57. 25/00173/FUL LAND AT BROAD STREET GREEN ROAD AND LANGFORD ROAD AND MAYPOLE ROAD GREAT TOTHAM**

|   |  |
|---|--|
| <b>Application Number</b>                             | <b>25/00173/FUL</b>  |
| <b>Location</b>                                       | Land At Broad Street Green Road And Langford Road And Maypole Road Great Totham                            |
| <b>Proposal</b>                                       | Erection of 3 storey, 66 bed care home (Class C2 use) with associated landscaping, car parking and access. |
| <b>Applicant</b>                                      | LNT Care Developments (4) Limited  |
| <b>Agent</b>  | n/a  |
| <b>Target Decision Date</b>                           | 26.05.2025   |
| <b>Case Officer</b>                                   | Chris Purvis   |
| <b>Parish</b>   | <b>HEYBRIDGE</b>   |
| <b>Reason for Referral to the Committee / Council</b> | Strategic site within the Local Development Plan<br>Major Application                                      |

The Chairperson drew Members' attention to the Members' Update circulated prior to the meeting, which includes corrections to the Officers report and an amendment to the drawing numbers in condition 2.

Following the Officers' presentation, the Applicant, Ms Kemp addressed the Committee.

Councillor A S Fluker expressed concern regarding the proposed solar PV panels as he felt they would be visible, referred to a briefing note submitted by the applicant and felt a pitched roof would alleviate the issues with the solar panels. He advised he could not support the application and proposed that it be refused. This proposal was duly seconded.

During the debate that ensued a number of Members commented on the application. In response to the proposal from Councillor Fluker, the Head of Service: Development Management and Building Control provided the Committee with further detail regarding the flat roof and some guidance should it be mindful to refuse the application on the basis of design.

Following further debate and in response to a question, the Principal Planning Officer advised that a condition requesting that details of the solar panel be provided could be added.

At this point Councillor Fluker confirmed that he was withdrawing his earlier proposal and Councillor E L Stephens agreed to withdraw her seconding of it.

Councillor Stephens then proposed that the application be refused on design grounds, being that it would look overbearing, and it was not clear regarding the solar panels and how visible they would be. This was not seconded.

Councillor S J Burwood proposed that the Officers recommendation be agreed. This proposal was duly seconded. In respect of an additional condition regarding solar panels, Officers suggested that the applicant be asked to provide sections of the roof to see the relationship of the solar panels and the parapet in the context of the overall development. The Chairperson moved the proposal with the additional condition and upon a vote being taken this was agreed. Councillor E L Stephens requested that her vote against the proposal be recorded and Councillors J R Burrell-Cook, A S Fluker, M G Neall and M E Thompson abstained from the vote.

**RESOLVED** that this application be **APPROVED** subject to the applicant's Unilateral Undertaking as a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the planning obligations and subject to conditions as detailed below and the extra condition regarding the details of the solar panels::

- 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 complete accordance with the following documents:
  1. Location Plan Cm9 4dt - A-01.B
  2. Topographical Survey Cm9 4dt - A-02
  3. Site Plan Cm9 4dt - A-03
  4. Floor Plans Cm9 4dt - A-04
  5. Elevations Cm9 4dt - A-05
  6. 3d Visual Cm9 4dt – A-06
  7. 3d Visual Cm9 4dt – A-06-1
  8. 3d Visual Cm9 4dt – A-06-2
  9. Cycle Store Details Sdl-034
  10. Bin Store Details Sdl-033 rev.A
  11. Meter House & Garden Store Sdl-090.3C
  12. Landscape Masterplan 24\_310\_101.B
  13. Drainage Strategy Chhm-Bsp-Zz-Zz-D-C-240-P06
  14. Pv Battery Housing Pv-01a
  15. Substation Details Ss01
  16. External Lighting Scheme E104a
  17. Proposed Levels Plan - Cm9 4dt - I-14-D-
  18. Proposed Site Sections - Cm9 4dt - A-07
- 3 The development hereby permitted shall be constructed in accordance with the finished ground and floor levels as specified on the Proposed Levels Plan - Cm9 4dt - I-14-D- and the Proposed Site Sections - Cm9 4dt - A-07.

- 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 (including the depth of reveal and proposed materials) 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 Prior to the erection of any TV and radio aerial or satellite dishes, details shall first be submitted to and approved in writing by the Local Planning Authority. Development shall only be implemented in accordance with the approved details and shall be permanently retained as such.
- 7 No use or occupation of the development shall occur until the means of enclosures as shown on the approved plans have been fully erected. The means of enclosure shall be permanently retained as such.
- 8 No use or occupation of the development shall occur until the vehicle parking to be provided for the development, has been hard surfaced, sealed and marked out in parking bays with electric vehicle charging provided, in accordance with the approved plans. The vehicle parking areas and associated drop off and turning area shall be retained in this form in perpetuity.
- 9 Prior to the first use of the development hereby permitted, the bicycles storage units as detailed within the approved plans shall be provided, and thereafter retained as approved in perpetuity.
- 10 No use or occupation of the development shall occur until pedestrian dropped kerbs together with tactile paving has been provided at the bellmouth of the access road junction onto the currently unnamed east-west aligned estate road to the north of the development site.
- 11 No development shall occur, including any ground works, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:
  - Safe access in / out of the site
  - Construction vehicle routing
  - The parking of vehicles of site operatives and visitors
  - Loading and unloading of plant and materials
  - Storage of plant and materials used in constructing the development
  - The storage of top soil
  - Wheel and underbody washing facilities
  - Construction signage and traffic management
  - 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
  - Hours of working
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - Details of how the approved plan will be implemented and adhered to, including contact details for individuals responsible for ensuring compliance
  - Identification of biodiversity protection zones
  - The location of timing of sensitive works to avoid harm to biodiversity features
  - The times of construction when an ecologist needs to be present on site
  - Contact details for Site Manager and details of publication of such details to local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period of the development.

- 12 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA:
- Limiting the discharge from the site to 0.5l/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.
  - Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 45% climate change critical storm event.

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.

- 13 No development shall occur until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.
- 14 No use or occupation shall occur until 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.
- 15 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.
- 16 Should the existence of any contaminated ground or ground water conditions and/or hazardous soil gases be found that were not previously identified or not considered, work should stop, and a risk assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority.
- 17 The development hereby permitted shall be carried out in accordance with the External Lighting Scheme (LNT Construction LTD, January 2025).
- 18 No development shall occur until, an Ecological Conservation Management Plan (ECMP) has been submitted to and approved in writing by the Local Planning Authority. The ECMP shall set out the measures proposed for protecting the net biodiversity of the site as a result of development and shall include:
- a) contractor responsibilities, procedures, and requirements;
  - b) full details of appropriate habitat and species surveys, and reviews where necessary, to identify areas of importance to biodiversity;
  - c) details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity post development, including consideration and avoidance of sensitive stages of species' life cycles, such as the bird breeding season, protective fencing, and phasing of works to ensure the provision of advanced habitat areas and to minimise disturbance of existing features;
  - d) identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site;
  - e) a summary work schedule table confirming the relevant dates and/or periods that protection measures shall be implemented or undertaken by;

- f) a programme for monitoring to be carried out four times annually during the construction process;
- g) confirmation of suitably qualified personnel responsible for overseeing implementation of the ECMP commitments, such as an Ecological Clerk of Works, including a specification for the role;
- h) locations, orientation, and heights of proposed enhancement measures;
- i) A timetable for implementation; and
- i) details of persons responsible for the long-term maintenance, management and monitoring responsibilities.

All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved ECMP.

- 19 No development shall occur until a Habitat Management and Monitoring Plan, in line with the approved Biodiversity Gain Plan, has been submitted to and approved in writing by the Local Planning Authority. The content of the Habitat Management and Monitoring Plan should include the following:

- a) A management and monitoring plan for onsite biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.
- b) A management and monitoring plan for off-site biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The development shall be implemented in full accordance with the requirements of the approved Habitat Management and Monitoring Plan, with monitoring reports submitted to the council at the specified intervals.

- 20 No use or occupation of the development shall occur until the hard and soft landscape works as detailed in Landscape Masterplan 24\_310\_101.B have been carried out. 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, unless the local planning authority gives its written consent to any variation.

- 21 The trees and hedges identified for retention in the Arboricultural Survey Report and Arboricultural Impact Assessment (AIA) shall be protected during the course of the development. The trees and/or hedges shall be protected by chestnut paling fencing for the duration of the construction period at a distance equivalent to not less than the spread from the trunk. 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.
- 22 Notwithstanding the Travel Plan provided with this application, no use or occupation of the development shall occur until an updated workplace Travel Plan has been submitted to and agreed in writing with the local planning authority. The Travel Plan shall include detailed and specific measures to reduce the number of journeys made by car to the building hereby permitted and shall include specific details of the operation and management of the proposed measures. The commitments explicitly stated in the Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first operational use / occupation of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the local planning authority. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the agreed measures contained in the Travel Plan are being undertaken at any given time.

There being no other items of business the Chairperson closed the meeting at 9.20 pm.

M E THOMPSON  
CHAIRPERSON