



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
3 SEPTEMBER 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/18/00587
Location	Agricultural Buildings Honeywood Farm Honeypot Lane Stow Maries Essex
Proposal	Section 73A application for the change of use of agricultural buildings to Use Class B8 (storage and distribution)
Applicant	Mr A Brown
Agent	Mrs Leanne Frost - Acorus Rural Property Services Ltd
Target Decision Date	16.07.2018 E.o.T. requested for 07.09.2018
Case Officer	Spyros Mouratidis
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Not Delegated to Officers – Change of use more than 1,000m ²

There was an error to the wording of the reasoning of the proposed conditions. The wording of the reasoning should have read as follows:

8. PROPOSED CONDITIONS OR REASONS FOR REFUSAL, INCLUDING HEADS OF TERMS OF ANY SECTION 106 AGREEMENT

PROPOSED CONDITIONS OR REASONS FOR REFUSAL

Conditions:

(Those that need to be complied with before the development starts or at certain stages defined in the condition to make it satisfactory to meet legal requirements. Conditions must be necessary, relevant (to planning and to the environment), enforceable, precise and reasonable.)

1 CONDITION

Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), premises shall only be used for purposes falling within Use Class B8 of the Schedule to the Town & Country Planning Use Classes

(Amendment) Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.

REASON

In order to ensure the appropriate use of the site in the interests of protecting the amenities of adjacent occupiers, the natural environment and the highway safety in accordance with policies S1, S8, D1, D2, N2, T1 and T2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

2 CONDITION

The use of the premises hereby approved shall only operate between 07:30 hours and 18:00 hours Mondays to Fridays, 08:00 hours and 13:00 hours on Saturdays and at no time on Sundays, Bank and Public Holidays.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

3 CONDITION

No machinery shall be operated nor shall any process be carried out and no deliveries or collections undertaken at the site other than between 08:00 hours and 17:30 hours on weekdays and between 08:00 hours and 13:00 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

4 CONDITION

With the exception of a forklift used in association with the deliveries on site, no machinery shall be used outside the buildings.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

5 CONDITION

No extraction or ventilation equipment, vents, air conditioning units or similar plant equipment shall be installed or fitted to any external part of the building except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

REASON

In order to ensure the protection of the amenities of adjacent occupiers, the natural environment and the character and appearance of the area in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

6 CONDITION

No external illumination shall be installed or fitted to any part of the site except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.

REASON

In order to ensure the protection of the amenities of adjacent occupiers, the natural environment and the character and appearance of the area in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

7 CONDITION

No retail or wholesale sales shall operate from the site.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

8 CONDITION

No goods, materials, plant, machinery, skips, containers, packaging or other similar items associated with the use hereby permitted shall be stored or kept outside of the building on site.

REASON

In order to ensure the protection of the amenities of adjacent occupiers and the natural environment in accordance with policies S1, S8, D1, D2 and N2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.

9 CONDITION

Within three months from the date of this permission, provision shall be made to the rear of the application site for a parking area for ten (10) vehicles and adequate turning space. The parking spaces shall be marked and retained for parking of vehicles in association with the B8 use hereby approved in perpetuity.

REASON

In order to ensure there is sufficient parking on site in accordance with policies T1 and T2 of the approved Maldon District Local Development Plan and guidance contained in the National Planning Policy Framework.