

**CIRCULATED  
BEFORE THE  
MEETING**



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

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to  
**CENTRAL AREA PLANNING COMMITTEE  
23 JANUARY 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>18/01032/FUL</b>
<b>Location</b>	Units At Bentalls Industrial Complex Colchester Road Heybridge Essex CM9 4NW
<b>Proposal</b>	Section 73A application for the change of use to storage and distribution (Use Class B8).
<b>Applicant</b>	Mr A Gunn
<b>Agent</b>	Mrs C Legg - Smart Planning Ltd
<b>Target Decision Date</b>	11.01.2019 E.o.T. 25 January 2019
<b>Case Officer</b>	Spyros Mouratidis
<b>Parish</b>	Heybridge
<b>Reason for Referral to the Committee / Council</b>	Major Application Not Delegated to Officers

**8. PROPOSED CONDITIONS**

4. No process, loading or unloading shall be undertaken outside the buildings.

REASON To ensure appropriate use of the site in the interests of protecting the amenities of adjacent occupiers in accordance with local policies D1 and D2 of the approved Local Development Plan and national policies contained in the National Planning Policy Framework.

8. The use hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed within three months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-
- i. within three months of the date of this decision a scheme, including a timetable for its implementation, to provide at least eleven (11) covered and secure cycle parking spaces within the Application Site shall have been submitted for the written approval of the local planning authority; or
  - ii. if within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;

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- iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State
- iv. the approved scheme shall have been carried out and completed in accordance with the approved details and timetable.

REASON To ensure appropriate parking provision exists on site and to encourage the use of bicycles in line with local policies D1, T1, T2 and I2 of the approved Local Development Plan, the guidance provided in the Maldon District Vehicle Parking Standards (2018) Supplementary Planning Document and national policies contained in the National Planning Policy Framework.

- 9. The submitted Flood Warning and Evacuation Plan prepared by Smart Planning with reference 18.5388 shall be available at all time on the premises and its conclusions shall be adhered to in perpetuity.

REASON To ensure there is adequate protection against the risk of flooding in line with local policy D5 of the approved Local Development Plan and national policies contained in the National Planning Policy Framework.