



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

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
17 JUNE 2019**

Application Number	FUL/MAL/19/00465
Location	Chartwell, 120 Maldon Road, Burnham-On-Crouch, Essex, CM0 8DB
Proposal	Change of use from Class C3 dwellinghouse to a residential children's home Class C2 (residential institution).
Applicant	Mr Frederik Booysen - PSS Care Group
Agent	Miss Nichola Brown - PSS Care Group
Target Decision Date	28.06.2019
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Member Call In Councillor Wendy Stamp has requested the application be presented before Members of the South Eastern Area Planning Committee on the grounds of public interest.


1. RECOMMENDATION

APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

Please see overleaf.



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	Not Set
	Date:	03/06/2019
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3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

Site description

- 3.1.1 The application site is located on the northern side of Maldon Road, west of its junction with Southminster Road and it is occupied by a large two storey dwelling sited within a large plot. The property has a deep front garden, which is mainly used for parking purposes. The rear garden is mainly soft landscaped with various children's play equipment installed.
- 3.1.2 The site is located within a residential area of Burnham-on-Crouch, which comprises dwellings of varying scale, mass and design. Although not uniform in character and appearance, the majority of the properties are sited in large plots, maintaining gaps between them and a strong front building line.
- 3.1.3 It is noted that the site to the north partially abuts the Ormiston Rivers Academy.

Description of proposal

- 3.1.4 Planning permission is sought to change the use of the residential property to a residential children's home (Use Class C2).
- 3.1.5 The application is supported by a statement explaining the purpose of the proposed residential children's home, which is to support children with their personal, social and educational lives. The home would care and provide accommodation for up to five children between the ages of 10 and 18 with one additional bed for an emergency placement. There would be six part time staff and seventeen fulltime staff. It is stated that at full capacity a total of six staff would be on site during day time and three over nights. Additional staff may attend as and when required. No external alterations or additions are proposed to the existing property.

3.2 Conclusion

- 3.2.1 The proposed development has been assessed against all material planning considerations and given the clear policy support for the provision of housing for people with specialist needs it is considered that the proposed development would be acceptable in principle. The development would also support the Council's requirement for the creation of employment opportunities. The development would not result in external alteration and therefore, it would not have an adverse impact on the character of the area. No objection is raised in relation to the impact of the development on residential amenity or the parking provision. The development would also provide good quality accommodation for the young people occupying the site. Therefore, the development, subject to appropriate conditions, is considered acceptable and in accordance with the aims of the development plan.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 80-82 Building a strong competitive economy
- 59-66 Delivering a sufficient supply of homes
- 91-94 Promoting healthy and safe communities
- 102-111 Promoting sustainable transport
- 124-132 Achieving well-designed places
- 170-183 Conserving and enhancing the natural environment

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S2 Strategic Growth
- S6 Burnham-on-Crouch Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and the Built Environment
- D2 Climate Change & Environmental Impact of New Development
- E1 Employment
- H3 Accommodation for ‘Specialist’ Needs
- T1 Sustainable Transport
- T2 Accessibility

4.3 Burnham-on-Crouch Neighbourhood Development Plan (7th September 2017):

- Policy HO.1 – New Residential Development.

4.4 Relevant Planning Guidance/Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Maldon District Design Guide (MDDG) SPD (2017)
- Maldon District Vehicle Parking Standards SPD (2018)
- Essex Design Guide (1997)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The Maldon District Local Development Plan (MDLDP) has been produced in light of the original NPPF’s emphasis on sustainable development and policy S1 promotes the principles of sustainable development encompassing the three objectives

identified in the NPPF. These three objectives of sustainable development are also reiterated in the revised NPPF (paragraph 8).

- 5.1.2 Policy S1 of the LDP advises that to support sustainable development policies decisions should take into consideration the key principles, which *inter alia* include the support of a healthy and competitive economy and the delivery of a sustainable level of housing growth that meets the local needs in sustainable locations.
- 5.1.3 The proposal is to change the use of an existing property from residential dwelling (Use Class C3) to a residential institution (Use Class C2) where people live in a residential environment but receive care and supervision. In this particular case, the proposed development would provide accommodation for children with emotional and behavioural difficulties. However, the submitted information highlight that the majority of young people are not looked after as a result of their own behaviour but rather down to parental issues.
- 5.1.4 Policy H3 of the LDP supports the provision of housing to meet specialised needs in the District and therefore, although the development would result in loss of an existing conventional dwelling, it would provide accommodation for people with specialised needs. Whilst the compliance of the development with policy H3 is further assessed below, in relation to the loss of an existing dwelling, it is noted that the Council can demonstrate a supply of deliverable homes in excess of five years and therefore, the loss of one market dwelling to provide specialised accommodation it is not considered that this would detrimentally harm the supply of homes in the District. This taken together with the fact that the development would provide accommodation for children with specialised needs to improve their health, social and cultural well-being in accordance with paragraph 92 of the NPPF, it is considered that would weigh in favour of the proposed development against the loss of one dwelling.
- 5.1.5 The proposed development would provide accommodation for up to five children between the ages of 10 and 18 with one additional bed for an emergency placement. As noted above the application is supported by a Statement of Purpose of the proposed development which explains the nature of the development and how the facility will be run. According to the registration details the development would be run by Personal Security Service Care Group which is a company providing specialist care facilities and is registered and inspected by the Office for Standards in Education, OFSTED. Within the statement it is advised that the children referred to the unit may exhibit one or more of the following:
- Behaviour that challenges, including verbal and physical aggression.
 - Self injury or harm.
 - Attention Deficit Hyperactivity Disorder (ADHD).
 - Language/ communication difficulty or delay.
 - Autistic Spectrum Disorder (ASD) including Pathological Demand Avoidance (PDA) & Asperger's Syndrome.
 - Oppositional Defiant Disorder (ODD).
 - Attachment difficulties or disorders.
 - Mild to Moderate Learning Disability.
 - Mental Health needs.
- 5.1.6 The aim of the proposed accommodation is to help young persons to achieve positive differences in their personal, social and educational lives, opening up and creating

options for their future and in this way strive to achieve their full potential in their future lives. The submitted statement advises that at first floor there are five bedrooms and each young person would benefit from their own room. Although education is not expected to be offered on site, the young persons would have their own individual plan detailing their educational interests, hobbies and independent needs. Young people who have special educational needs will be supported following the guidance and details in their personal Education, Health and Care Plan.

- 5.1.7 Policy H3 of the LDP states that “*Proposals for specialist needs housing such as homes for older people, people with disabilities, or homes for other specific groups who may require properties that are specifically designed and / or allocated will be supported where:*
- 1) There is a clearly identified need that cannot be addressed elsewhere in the District;*
 - 2) The development is located in an area that is sustainable to meet the social as well as housing needs of the intended residents;*
 - 3) It will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or residential amenity;*
 - 4) It will not detrimentally impact on the capacity of public services, including health and social care;*
 - 5) It is in close proximity to everyday services, preferably connected by safe and suitable walking / cycling routes or public transport appropriate for the intended occupier;*
 - 6) It can be demonstrated that the development is designed and managed to provide the most appropriate types and levels of support to its target resident;*
 - 7) It can be demonstrated that revenue funding can be secured to maintain the long term viability of the scheme; and*
 - 8) The scheme is supported by the relevant statutory agencies.”*
- 5.1.8 To identify whether the proposal complies with policy H3, the following assessment against the abovementioned eight criteria is carried out:

- 1) Additional information during the process of the application has been received advising that there are not enough beds in residential homes for children in Essex. Consequently, there are a number of Essex children placed out of the county. The register provided who submitted the application for the change of use of the site, wishes to support the Local Authority to place their children in county. Although there is no identified need particularly in Burnham, it is stated that when placement teams search for provisions they are generally looking for locations that offer facilities and security. Due to its location, Burnham provides a sense of security and an accessible enough location for Social Workers and other professionals. Furthermore, Burnham offers a number of facilities and experiences for teenagers, such as a secondary school, cinema, sailing clubs, fitness clubs and sports facilities, which are ideal for young people, as those who would reside in this residential children’s home. On the basis of the above justification, it is considered that there is an identified need in Essex that needs to be met and the location of this property meets the criteria for the proposed specialised needs type of accommodation.

- 2) The site lies within the settlement boundary of Burnham-on-Crouch which is classified as a “Main settlement” by LDP policy S8 and so has range of services and opportunities for employment, retail and education and it also provided with good public transport links. As such, it would be regarded as a sustainable location. The applicant advises that the children will be encouraged to join local sports or other groups.
- 3) It is understood that the nearest children’s homes are in Mayland, which was approved in 2016. There are also further similar residential children’s homes in Tiptree, Chelmsford and Colchester. On that basis, the development would not result in concentration of similar uses in the area which could be harmful to the character of the area.
- 4) Whilst the occupiers’ needs may be marginally greater than that of a conventional household, at least some of these needs could be addressed directly by staff and net impact is likely to be small.
- 5) The site is located in a sustainable location in terms of its accessibility to facilities and services, most of them, including schools, transport and everyday services, within safe walking distance.
- 6) The information accompanying the application demonstrates that an appropriate level of support and care would be provided for the targeted group of people occupying the site. This would include everyday care, safeguarding and care plans specialised to each individual.
- 7) Although no details of revenue funding have been provided to the authority, it is noted that PSS Care Group is a register provider offering services to local authorities and it is licensed by OFSTED, which makes regular checks to be satisfied that the facility operates appropriately.
- 8) The home must be registered with OFSTED which will carry out at least two inspections per year. In addition a monthly independent inspection is carried out which is reported to OFSTED. This will secure that the development is supported and inspected for its lifetime.

5.1.9 It is noted that there is generally national and local planning policy support for the provision of specialist facilities that support those members of the community that have specialist needs. Over the years, there has been a move away from the type of facilities that are provided in large institutions to smaller facilities being provided within the community. LDP policy H3 sets out the criteria against which such development should be assessed. As assessed above, the development is compliant with policy H3 and the aims of the local plan and national guidance. Thus, the proposal is considered acceptable in principle.

5.1.10 The proposed residential children’s home would provide six part time and seventeen fulltime jobs, including a dedicated Deputy Manager, Team Leaders working together with Registered Managers, as well as staff providing care, support and site maintenance. On that basis, the development would also support the Council’s aim to provide employment generating opportunities to meet the need for 2,000 net

additional jobs by 2029. As such, the development would also comply with policy E1.

- 5.1.11 In light of the above assessment, the principle of the proposed development is considered acceptable. Other material consideration relating to the impact of the development on the character of the area, the living conditions of the future and neighbouring occupiers and any highways issues are assessed below.

5.2 Housing Need and Supply

- 5.2.1 The NPPF is clear that housing should be provided to meet an identified need as set out in Paragraph 60 of the NPPF where it requires local authorities *‘To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for’*. Paragraph 61 continues stating that *“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”*.
- 5.2.2 Following the publication of the February 2019 Government results of the Housing Delivery Test (HDT) the Council has revised the October 2018 Five Year Housing Land Supply (5YHLS) statement to apply a 5% buffer for choice and competition. On the basis of the March 2019 5YHLS results the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than five years’ (6.34) worth of housing against the Council’s identified housing requirements.
- 5.2.3 On the basis of the above, it is evident that the Council can meet its housing needs and provide a supply of home in excess of five years. Thus, the loss of one dwelling to provide a different type of residential accommodation would not result in a shortfall of housing that would make the Council unable to meet its housing needs.

5.3 Design and Impact on the Character of the Area

- 5.3.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.
- 5.3.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:
- “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the*

way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.

- 5.3.3 The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:
- a) Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;*
 - b) Height, size, scale, form, massing and proportion;*
 - c) Landscape setting, townscape setting and skylines;*
 - d) Layout, orientation, and density;*
 - e) Historic environment particularly in relation to designated and non-designated heritage assets;*
 - f) Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and*
 - g) Energy and resource efficiency.*
- 5.3.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).
- 5.3.5 The proposed development would not involve external alterations to the existing property. The development would still provide accommodation in a form of a domestic household and thus, it would not significantly alter the functionality or the character of the property itself or adversely impact on the character of the wider area.

5.4 Impact on Residential Amenity

- 5.4.1 The basis of Policy D1 of the LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by Section C07 of the MDDG (2017). Policy H4 requires consideration of the effect of development on neighbouring amenity and safety.
- 5.4.2 The application site is surrounded by residential dwellings and partially to the north by a school. The dwelling is a five bedroomed dwelling and no physical changes to the dwelling are proposed. The proposed development would accommodate up to five children who will be living as a household albeit with care and supervision. There will be at least two members of staff on site on shift rising to three staff, when required. Additional staff may visit but this is usually during the day as part of the daily routine and weekly planned one to one meetings with the link workers. There may be other visitors to the site during the day but whilst the activity may be greater than a conventional household it will be only marginally so, considering that the current house is a five-bedroom dwelling where a large family with similar number of people to those that would normally be on site (children and staff) and live. Furthermore, due to the nature of the use, it is not expected that the development would encourage visitors or increased activity in unsocial hours. It is therefore

considered that the development would not result in a demonstrable impact on the amenity of the adjoining residents.

5.5 Access, Parking and Highway Safety

- 5.5.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.
- 5.5.2 Access to the site would be gained off of Maldon Road, utilising an existing vehicular access. No new access is proposed to be formed and therefore, the development would be accessed via an acceptable access, sufficient to allow a safe access and egress of vehicles from the site.
- 5.5.3 The Council's adopted Vehicle Parking Standards SPD contains the parking standards which are expressed as minimum standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards are to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.
- 5.5.4 In terms of off-street parking spaces, the following are the requirements set out in the vehicle parking standards for residential care homes:
- 1 space per residential staff
 - 1 space per 2 other staff
 - 1 space per 3 bed spaces / dwelling units
- 5.5.5 As noted above, there would be six part time staff and seventeen fulltime staff. However, it is stated that at full capacity a maximum of six staff would be on site at any one time. On that basis, a maximum of six vehicles would be parked on site if assumed that all employees are using private vehicles for commuting. Given that the proposed development would provide accommodation for five children an additional two parking spaces should be provided in accordance with the Vehicle Parking Standards SPD. Thus, a total of eight parking spaces would be requirement for the proposed use. The site benefits from a large sized front garden, which is laid with gravel and it is used for parking purposes. It is considered that around eight parking spaces could be provided on site allowing sufficient turning space for vehicles to exit

the site in forward gear. As a result, it is considered that the development would provide sufficient off-street parking that meets the needs of the proposed development.

- 5.5.6 The proposed development would require one cycle parking space per two members of staff and an additional one per beds for visitors. Similar to the above assessment, considering that the maximum number of staff on site at one time would not exceed six, the cycle requirement would not be greater than six for the staff. One more cycle space would be required for visitors. Therefore, a total of seven cycle spaces would be required to be provided. Whilst not required by the Council's Vehicle Parking Standards, any additional cycle parking provision would be welcomed to be used by the young people residing on the site. Although no details of adequate cycle parking have been provided, the site benefits from a large sized rear garden where a cycle store can be provided for both staff and young people living on site. This is to promote sustainable modes of transport and therefore, a condition would be imposed for the cycle store details to be submitted and approved in writing by the Local Planning Authority (LPA)

5.6 Private Amenity Space and Living Conditions of the Future Occupiers

- 5.6.1 The existing large sized rear garden will be retained and be available to be used by the children. Therefore, no objection is raised in terms of the provision of sufficient outdoor amenity space to meet the needs of the young people residing on site.
- 5.6.2 As discussed above, the property has five bedrooms at first floor and each young person would have their own private room. Additional communal spaces, including a lounge a dining room and a day room are also provided and therefore, a good level of accommodation would be able to be provided for the children occupying the site.

5.7 Pre-Commencement Conditions

- 5.7.1 No pre-commencement conditions are proposed.

6. ANY RELEVANT SITE HISTORY

- No relevant planning history.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham-on-Crouch Town Council	Support the application, although concerns are raised in relation to possible night noise in the garden.	Comments noted. Regarding the concerns raised about noise, given the nature of the proposed development it is not

Name of Parish / Town Council	Comment	Officer Response
		expected that the impact on residential amenity in terms of noise would be materially greater than a residential household to an extent that would warrant refusal of the application.

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways Authority	Having considered the information submitted with the planning application, and as the site is not proposing any changes to the vehicular access and there is ample parking space on the site, the Highway Authority has no objection to the proposal.	Comments noted and discussed in section 5.5 of the report.

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health Team	No objection raised. The level of impact in terms of noise disturbance from the use of the external areas of the property, if managed, would not differ in character to that which would be experienced in a garden typically, albeit there could be more use of the garden. It is advised that the applicant should be aware of the need for careful management of potential noise if permission is granted.	It is noted that the decorum of occupiers is not controlled by planning. The matter is further addressed in section 5.4 of the report.

7.4 Representations received from Interested Parties

- 7.4.1 Three letters were received **objecting** to the application and the reasons for objection are summarised in the table below:

Objection Comment	Officer Response
Impact from increased noise levels.	This matter is addressed in section 5.4.
Concerns raised regarding safety and security due to antisocial behaviour.	The nature of the proposed development, although not a C3 (dwelling houses) use, it would operate as a household. On that basis and considering that social inclusion is supported by both local and national policies, it is not expected that the a residential in nature development would result in unacceptable antisocial behaviour. In any event, the members of staff would be responsible of caring for and supervising the young people that would reside in the property.
Burnham-on-Crouch is remote and lacks facilities.	This matter is addressed in section 5.1.
Increased traffic and vehicle parking need.	This matter is addressed in section 5.5.
The increased vehicle movements would harm the neighbours' residential amenity due to the vehicle lights overnight.	The property is location along the main access road to Burnham town centre, which is one of the most used roads in Burnham and also a classified B road. It is therefore considered that the potential additional vehicle movement on site as a result of the changed use would not be materially harmful or result in greater impact from that already caused in the area from the use of and the vehicle movement on the existing B road.
The development would result in a change of use of the residential unit to a business premises.	The development would result in a C2 (residential institution) use. The impacts of the proposed change of use of the site are assessed in section 5.1 of the report.
It is stated that the proposal should be investigated with police reports being obtained.	Whilst it is acknowledged that designing out crime and designing in community safety should be central to the planning and delivery of new development, the Local Planning Authority should consult Police or Crime Commissioners where there is an identified risk. This is to ensure that places are designed so that are

Objection Comment	Officer Response
	less vulnerable to terrorist attacks. The current proposal is not considered to result in such an identified risk so that Police or Crime Commissioners should be consulted in relation to the application. It is also noted that PSS Care Group is registered and licensed by OFSTED, which makes regular checks to be satisfied that the facility operates appropriately.
Concerns are raised regarding non-notification of a neighbouring property to the application site.	It is noted that the property in question was notified by the Council regarding the proposed development, as one of the adjacent properties to the application site. In particular, it is noted that a letter was sent on 10 th May 2019. It should be also noted that a site notice, notifying neighbours about the proposed development was posted outside the application site. On that basis, it is considered that the Local Planning Authority has carried out the publications of the application in excess of the statutory requirements.
The development would result in loss of the neighbouring residential amenity and enjoyment of their garden.	The matter is address in section 5.4 of the report and also at comments above submitted by the Environmental Health Team.

7.4.2 One letter was received **commenting** to the application and it is summarised in the table below:

Comment	Officer Response
Similar concerns as discussed in the objecting table above are raised. The neighbour refers to a similar residential institution in Mayland and the feedback that he received discussing with neighbouring occupiers to this site. Concerns in relation to noise levels, anti-social behaviour, parking availability issues and lack of facilities in Burnham have been raised.	All these matters are addressed above in section 7.4.1.

8. PROPOSED CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with approved drawings: Location Plan and Block Plan.

REASON To ensure the development is carried out in accordance with the details as approved.

3. The development hereby approved shall only be used as a children's home and for no other use within Use Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) unless otherwise agreed in writing by the local planning authority.

REASON To protect the amenities of the area in accordance with policy D1 of the approved Maldon District Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.

4. Details of a cycle stores shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity thereafter.

REASON To ensure that adequate bicycle parking and refuse facilities are proposed in accordance with policies D1 and T2 of the approved Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.