



**MINUTES of
DISTRICT PLANNING COMMITTEE
4 JULY 2019**

PRESENT

Chairman	Councillor R G Boyce MBE
Vice-Chairman	Councillor Mrs P A Channer, CC
Councillors	E L Bamford, Miss A M Beale, B S Beale MBE, V J Bell, M F L Durham, CC, M R Edwards, Mrs J L Fleming, A S Fluker, B E Harker, M W Helm, A L Hull, K M H Lagan, C Mayes, C P Morley, C Morris, N G F Shaughnessy, R H Siddall, N J Skeens, W Stamp, Mrs J C Stilts, C Swain, Mrs M E Thompson and Miss S White

216. CHAIRMAN'S NOTICES

The Chairman welcomed all those in attendance to this the first meeting of the District Planning Committee and then referred to the notices printed on the agenda.

217. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger, R P F Dewick, M S Heard, JV Keyes, K W Jarvis and S P Nunn.

218. DISCLOSURE OF INTEREST

Councillors Mrs P A Channer and M F L Durham declared a non-pecuniary interest in RES/MAL/19/00411 – Land South of Wycke Hill and Limebrook Way, Maldon, Essex as Members of Essex County Council advising that the County Council a consultee on this application in relation to matters relating to education, highways and other matters within its remit.

219. RES/MAL/19/00411 - LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY, MALDON, ESSEX

Application Number	RES/MAL/19/00411
Location	Land South Of Wycke Hill And Limebrook Way, Maldon, Essex
Proposal	Approval of reserved matters (layout, scale, appearance and landscaping) for Phase 2 of the Eastern Parcel of the wider Land South of Wycke Hill and Limebrook Way site (LPA Application Ref. FUL/MAL/18/00071), comprising the construction of 406 residential dwellings (Use Class C3) and associated work
Applicant	Taylor Wimpey (East London)
Agent	Ms Catherine Williams – Savills
Target Decision Date	15.07.2019
Case Officer	Kathryn Mathews
Parish	MALDON WEST WOODHAM MORTIMER with HAZELEIGH
Reason for Referral to the Committee / Council	At the discretion of the Director of Strategy, Performance and Governance

Following the Officers' presentation, the Agent, Ms Williams addressed the Committee.

Councillor R G Boyce proposed that the Officers' recommendation as set out in the report be approved. This proposal was duly seconded.

The Chairman clarified, in response to a question, that the Committee was considering the whole application as before them, but the size of the gardens and design of the flats were being highlighted as the Council had approved all other matters at a previous meeting.

In response to a number of questions, the Principal Planning Officer provided Members with the following information:

- Provision was made for allotments within the outline planning application related to this site and the Officer outlined the proposed location of these.
- The technical matters relating to flooding and Sustainable Drainage Systems (SuDS) were dealt with as part of the outline application and relevant conditions had been imposed. A Flood Risk Assessment had been submitted as part of the outline application. It was noted that Essex County Council SuDS had raised no objections to this application.
- Details of the Officers' assessment in respect of potential noise and other pollution was highlighted in the Officers' report. The Officer advised that no objection had been raised to the proposal with respect to the noise impact on dwellings which would front Limebrook Way when windows were open due to the distance from the road and as a similar situation had been found to be acceptable phase one of this development.
- The housing mix was agreed and conditioned as part of the outline application and Members were advised that this was not something that the Council could revisit in respect of this application. Members were advised that proposed

housing mix relating to future new outline or full planning applications would be considered in line with the Council's Strategic Housing Market Assessment.

Councillor B E Harker raised some concern regarding potential noise levels and proposed an amendment to condition 7 requesting that acoustic fences be placed in front of properties abutting Limebrook Way. The Chairman advised that as the Council had not required this previously he was not minded to consider this proposal.

The Chairman then put the proposal to approve the application in accordance with Officers' recommendations and upon a vote being taken this was duly agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

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

Site Plans

Proposed Site Layout (1:1000) FINC 1301.P0.400 rev.N
Proposed Site Layout (Limebrook North) 1:500 FINC 1301.P0.401 rev.C
Proposed Site Layout (1:500) FINC 1301.P0.402 rev.C
Location Plan FINC 1301.P0.403
Coloured Site Layout FINC 1301.P0.404 rev.A

Parameter Plans

Proposed Parking Layout FINC 1301.P0.411 rev.C
Proposed Density Plan FINC 1301.P0.412 rev.D
Proposed Materials Layout FINC 1301.P0.413 rev.C
Proposed Garden Layout FINC 1301.P0.414 rev.B
Proposed Refuse Strategy FINC 1301.P0.415 rev.C
Proposed Storey Heights FINC 1301.P0.416 rev.B
Proposed Affordable Housing Plan FINC 1301.P0.417 rev.B

House Types

House Type PA25 - Plans & Elevations FINC 1301-HT-PA25-V1-500
House Type PA25 - Plans & Elevations FINC 1301-HT-PA25-V3-502
House Type PA25 - Plans & Elevations (Special) FINC 1301-HT-PA25-V4-503
House Type PA25 - Plans & Elevations (Special) FINC 1301-HT-PA25-V5-504
House Type PA25 - Plans & Elevations (Special) FINC 1301-HT-PA25-V6-505
House Type PA25 - Plans & Elevations FINC 1301-HT-PA25-V7-506
House Type B3 - Plans & Elevations FINC 1301-HT-B3-V1-510
House Type B3 - Plans & Elevations FINC 1301-HT-B3-V2-511
House Type B3 - Plans & Elevations FINC 1301-HT-B3-V3-512
House Type B3 - Plans & Elevations FINC 1301-HT-B3-V4-513
House Type B3 - Plans & Elevations FINC 1301-HT-B3-V5-514
House Type NA32 - Plans & Elevations (Special) FINC 1301-HT-NA32-V1-520
House Type NA32 - Plans & Elevations FINC 1301-HT-NA32-V2-521
House Type NA32 - Plans & Elevations FINC 1301-HT-NA32-V3-522
House Type NA32 - Plans & Elevations FINC 1301-HT-NA32-V4-523
House Type NA32 - Plans & Elevations (Special) FINC 1301-HT-NA32-V5-524
House Type NA32 - Plans & Elevations (Special) FINC 1301-HT-NA32-V6-525
House Type NA32 - Plans & Elevations FINC 1301-HT-NA32-V7-526
House Type NT30 - Plans & Elevations FINC 1301-HT-NT30-V1-530
House Type NT30 - Plans & Elevations (Special) FINC 1301-HT-NT30-V2-531
House Type NT30 - Plans & Elevations (Special) FINC 1301-HT-NT30-V3-532

House Type NT30 - Plans & Elevations FINC 1301-HT-NT30-V4-533
House Type NT32 - Plans & Elevations FINC 1301-HT-NT32-V1-540
House Type NT32 - Plans & Elevations (Special) FINC 1301-HT-NT32-V3-542
House Type NT32 - Plans & Elevations (Special) FINC 1301-HT-NT32-V4-543
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V1-550
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V2-551
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V4-553
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V5-554
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V6-555
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V7-556
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V8-557
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V9-558
House Type WOODMAN - Plans & Elevations FINC 1301-HT-WDMN-V10-559
House Type NB32 - Plans & Elevations FINC 1301-HT-NB32-V1-560rev.A
House Type B4 - Plans & Elevations FINC 1301-HT-B4-V1-570
House Type B4 - Plans & Elevations FINC 1301-HT-B4-V2-571
House Type B4 - Plans & Elevations FINC 1301-HT-B4-V3-572
House Type PA44 - Plans & Elevations FINC 1301-HT-PA44-V1-580
House Type PA44 - Plans & Elevations FINC 1301-HT-PA44-V2-581
House Type NT41 - Plans & Elevations FINC 1301-HT-NT41-V1-590
House Type NT41 - Plans & Elevations FINC 1301-HT-NT41-V2-591
House Type NA43 - Plans & Elevations FINC 1301-HT-NA43-V1-600
House Type NA43 - Plans & Elevations FINC 1301-HT-NA43-V2-601
House Type NA43 - Plans & Elevations FINC 1301-HT-NA43-V3-602
House Type NA43 - Plans & Elevations FINC 1301-HT-NA43-V4-603
House Type NT42 - Plans & Elevations FINC 1301-HT-NT42-V1-610
House Type NT42 - Plans & Elevation FINC 1301-HT-NT42-V2-611
House Type NT42 - Plans & Elevations FINC 1301-HT-NT42-V3-612
House Type NT42 - Plans & Elevations FINC 1301-HT-NT42-V4-613
House Type NT42 - Plans & Elevations FINC 1301-HT-NT42-V5-614
House Type NT42 - Plans & Elevations FINC 1301-HT-NT42-V6-615
House Type NT42 - Plans & Elevations FINC 1301-HT-NT42-V7-616
House Type PT45 - Plans & Elevations FINC 1301-HT-PT45-V1-620
House Type PT45 - Plans & Elevations FINC 1301-HT-PT45-V2-621
House Type PT45 - Plans & Elevations FINC 1301-HT-PT45-V3-622
House Type PT45 - Plans & Elevations FINC 1301-HT-PT45-V4-623
House Type PT45 - Plans & Elevations FINC 1301-HT-PT45-V5-624
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V1-630
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V2-631
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V3-632
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V4-633
House Type PA49 - Plans & Elevations (Special) FINC 1301-HT-PA49-V5-634
House Type PA49 - Plans & Elevations (Special) FINC 1301-HT-PA49-V6-635
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V7-636
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V8-637
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V9-638
House Type PA49 - Plans & Elevations FINC 1301-HT-PA49-V10-639
House Type NA51 - Plans & Elevations (Special) FINC 1301-HT-NA51-V1-640
House Type NA51 - Plans & Elevations FINC 1301-HT-NA51-V2-641
House Type NA51 - Plans & Elevations FINC 1301-HT-NA51-V3-642
House Type NA51 - Plans & Elevations FINC 1301-HT-NA51-V4-643
House Type NA51 - Plans & Elevations FINC 1301-HT-NA51-V6-644

House Type NA51 - Plans & Elevations FINC 1301-HT-NA51-V7-645
 House Type NA50 - GA Plans FINC 1301-HT-NA50-V1-650
 House Type NA50 – ELEVATIONS FINC 1301-HT-NA50-V1-651
 House Type NA50 - GA Plans FINC 1301-HT-NA50-V2-652
 House Type NA50 – ELEVATIONS FINC 1301-HT-NA50-V2-653
 House Type NA50 - GA Plans FINC 1301-HT-NA50-V3-654
 House Type NA50 – ELEVATIONS FINC 1301-HT-NA50-V3-655
 House Type B1 - Plans & Elevations FINC 1301-HT-B1-V1-660
 House Type B1 - Plans & Elevations FINC 1301-HT-B1-V2-661
 House Type B1 - Plans & Elevations FINC 1301-HT-B1-V3-662
 House Type B2 - Plans & Elevations FINC 1301-HT-B2-V1-670
 House Type B2 - Plans & Elevations FINC 1301-HT-B2-V2-671
 House Type PT22 - Plans & Elevations FINC 1301-HT-PT22-V1-680
 House Type AA23 - Plans & Elevations FINC 1301-HT-AA23-V1-690
 House Type AA23 - Plans & Elevations FINC 1301-HT-AA23-V2-691
 House Type AA31 - Plans & Elevations FINC 1301-HT-AA31-V2-701
 PRIVATE APARTMENTS F4 - GA PLANS FINC 1301-HT-F4—720rev.A
 PRIVATE APARTMENTS F4 - GA PLANS FINC 1301-HT-F4—721rev.A
 PRIVATE APARTMENTS F4 – ELEVATIONS FINC 1301-HT-F4—722rev.A
 PRIVATE APARTMENTS F5 - GA PLANS FINC 1301-HT-F5—725rev.A
 PRIVATE APARTMENTS F5 - GA PLANS FINC 1301-HT-F5—726rev.A
 PRIVATE APARTMENTS F5 – ELEVATIONS FINC 1301-HT-F5—727rev.A
 RETIREMENT APARTMENTS F1 - GA PLANS FINC 1301-HT-F1—740rev.A
 RETIREMENT APARTMENTS F1 - GA PLANS FINC 1301-HT-F1—741rev.A
 RETIREMENT APARTMENTS F1 – ELEVATIONS FINC 1301-HT-F1—742rev.A
 AFFORDABLE APARTMENTS F2 - GA PLANS FINC 1301-HT-F2--750
 AFFORDABLE APARTMENTS F2 – ELEVATIONS FINC 1301-HT-F2--751
 AFFORDABLE APARTMENTS F3 - GA PLANS FINC 1301-HT-F3—752
 AFFORDABLE APARTMENTS F3 - GA PLANS FINC 1301-HT-F3—753rev.A
 AFFORDABLE APARTMENTS F3 – ELEVATIONS FINC 1301-HT-F3—754rev.A
 House type NNN29 (ALDBURY) -V1 – Plans and elevations - 1301-HT-NB32-V1-780

Garages and Car Ports

Garage - Single V1 FINC 1301-GAR-V1-750
 Garage - Single V2 FINC 1301-GAR-V2-751
 Garage - Single V3 FINC 1301-GAR-V3-752
 Garage - Single V4 FINC 1301-GAR-V4-753
 Garage - Single V5 FINC 1301-GAR-V5-754
 Garage - Single V6 FINC 1301-GAR-V6-755
 Garage - Single V7 FINC 1301-GAR-V7-756
 Garage - Single V8 FINC 1301-GAR-V8-757
 Garage - Single V9 FINC 1301-GAR-V9-758
 Garage - Double V1 FINC 1301-GAR-V1-759
 Garage - Double V2 FINC 1301-GAR-V2-760
 Garage - Double V3 FINC 1301-GAR-V3-761
 Garage - Twin V1 FINC 1301-GAR-V1-762
 Garage - Twin V2 FINC 1301-GAR-V2-763
 Garage - Twin V3 FINC 1301-GAR-V3-764
 Garage - Twin V4 FINC 1301-GAR-V4-765
 Garage - Twin V5 FINC 1301-GAR-V5-766
 Garage - Twin V6 FINC 1301-GAR-V6-767
 Garage - Twin V7 FINC 1301-GAR-V7-768

Single Car Port FINC 1301-GAR-769
Double Car Port FINC 1301-GAR-770

Sports Pavilion

Proposed Sports Pavilion (Plans and Elevations) FINC 1301.P1.800rev.F

Landscaping Drawings / Documents

Boundary Design Details CSA Environmental CSA/3000/125

POS Design Details CSA Environmental CSA/3000/126rev.A

Phase 2 - Soft Landscape Proposals - Sheet 1 of 13 CSA Environmental CSA/3000/200

Phase 2 - Soft Landscape Proposals - Sheet 2 of 13 CSA Environmental CSA/3000/201

Phase 2 - Soft Landscape Proposals - Sheet 3 of 13 CSA Environmental CSA/3000/202

Phase 2 - Soft Landscape Proposals - Sheet 4 of 13 CSA Environmental CSA/3000/203

Phase 2 - Soft Landscape Proposals - Sheet 5 of 13 CSA Environmental CSA/3000/204

Phase 2 - Soft Landscape Proposals - Sheet 6 of 13 CSA Environmental CSA/3000/205

Phase 2 - Soft Landscape Proposals - Sheet 7 of 13 CSA Environmental CSA/3000/206

Phase 2 - Soft Landscape Proposals - Sheet 8 of 13 CSA Environmental CSA/3000/207

Phase 2 - Soft Landscape Proposals - Sheet 9 of 13 CSA Environmental
CSA/3000/208

Phase 2 - Soft Landscape Proposals - Sheet 10 of 13 CSA Environmental
CSA/3000/209

Phase 2 - Soft Landscape Proposals - Sheet 11 of 13 CSA Environmental
CSA/3000/210

Phase 2 - Soft Landscape Proposals - Sheet 12 of 13 CSA Environmental
CSA/3000/211

Phase 2 - Soft Landscape Proposals - Sheet 13 of 13 CSA Environmental
CSA/3000/212

Phase 2 - Hard Landscape Proposals - Sheet 1 of 13 CSA Environmental
CSA/3000/213

Phase 2 - Hard Landscape Proposals - Sheet 2 of 13 CSA Environmental
CSA/3000/214

Phase 2 - Hard Landscape Proposals - Sheet 3 of 13 CSA Environmental
CSA/3000/215

Phase 2 - Hard Landscape Proposals - Sheet 4 of 13 CSA Environmental
CSA/3000/216

Phase 2 - Hard Landscape Proposals - Sheet 5 of 13 CSA Environmental
CSA/3000/217

Phase 2 - Hard Landscape Proposals - Sheet 6 of 13 CSA Environmental
CSA/3000/218

Phase 2 - Hard Landscape Proposals - Sheet 7 of 13 CSA Environmental
CSA/3000/219

Phase 2 - Hard Landscape Proposals - Sheet 8 of 13 CSA Environmental
CSA/3000/220

Phase 2 - Hard Landscape Proposals - Sheet 9 of 13 CSA Environmental
CSA/3000/221

Phase 2 - Hard Landscape Proposals - Sheet 10 of 13 CSA Environmental
CSA/3000/222

Phase 2 - Hard Landscape Proposals - Sheet 11 of 13 CSA Environmental
CSA/3000/223

Phase 2 - Hard Landscape Proposals - Sheet 12 of 13 CSA Environmental
CSA/3000/224

Phase 2 - Hard Landscape Proposals - Sheet 13 of 13 CSA Environmental
CSA/3000/225
Phase 2 POS Landscape Proposals 1 of 6 CSA Environmental CSA/3000/226
Phase 2 POS Landscape Proposals 2 of 6 CSA Environmental CSA/3000/227
Phase 2 POS Landscape Proposals 3 of 6 CSA Environmental CSA/3000/228
Phase 2 POS Landscape Proposals 4 of 6 CSA Environmental CSA/3000/229
Phase 2 POS Landscape Proposals 5 of 6 CSA Environmental CSA/3000/230
Phase 2 POS Landscape Proposals 6 of 6 CSA Environmental CSA/3000/231
NEAP Detailed Proposals (Phase 2) CSA Environmental CSA/3000/232
Sports Pavilion Car-Park Landscape Proposals CSA Environmental
CSA/3000/233
Sports Field Layout CSA Environmental CSA/3000/234
LEAP 1 Detailed Proposals (Phase 2) CSA Environmental CSA/3000/235
Sports Pitch Performance Specification CSA Environmental CSA/3000/06rev.B

Topographical Survey

Topographical Survey Sheet 1 Survey Solutions 21328se-01
Topographical Survey Sheet 2 Survey Solutions 21328se-02
Topographical Survey Sheet 3 Survey Solutions 21328se-03
Topographical Survey Sheet 4 Survey Solutions 21328se-04
Topographical Survey Sheet 5 Survey Solutions 21328se-05
Topographical Survey Sheet 6 Survey Solutions 21328se-06
Topographical Survey Sheet 7 Survey Solutions 21328se-07
Topographical Survey Sheet 8 Survey Solutions 21328se-08
Topographical Survey Sheet 9 Survey Solutions 21328se-09
Topographical Survey Sheet 10 Survey Solutions 21328se-10
Topographical Survey Sheet 11 Survey Solutions 21328se-11
Topographical Survey Sheet 12 Survey Solutions 21328se-12
Topographical Survey Sheet 13 Survey Solutions 21328se-13
Topographical Survey Sheet 14 Survey Solutions 21328se-14
Topographical Survey Sheet 15 Survey Solutions 21328se-15
Topographical Survey Sheet 16 Survey Solutions 21328se-16
Topographical Survey Sheet 17 Survey Solutions 21328se-17
Topographical Survey Sheet 18 Survey Solutions 21328se-18
Topographical Survey Sheet 19 Survey Solutions 21328se-19
Topographical Survey Sheet 20 Survey Solutions 21328se-20

Technical Drawings / Documents

Levels Strategy (Sheet 1 of 5) Ardent Consulting Engineers Z517_130rev.P1
Levels Strategy (Sheet 2 of 5) Ardent Consulting Engineers Z517_131rev.P1
Levels Strategy (Sheet 3 of 5) Ardent Consulting Engineers Z517_132rev.P1
Levels Strategy (Sheet 4 of 5) Ardent Consulting Engineers Z517_133rev.P1
Levels Strategy (Sheet 5 of 5) Ardent Consulting Engineers Z517_134rev.P1
Adoptable Highway Construction Details Ardent Consulting Engineers
Z517_115 rev.P1
Contours & Geometry & Levels (Sheet 1 of 5) Ardent Consulting Engineers
Z517_110rev.P1
Contours & Geometry (Sheet 2 of 5) Ardent Consulting Engineers
Z517_111rev.P1
Contours & Geometry (Sheet 3 of 5) Ardent Consulting Engineers
Z517_112rev.P1

Contours & Geometry (Sheet 4 of 5) Ardent Consulting Engineers
Z517_113rev.P1
Contours & Geometry (Sheet 5 of 5) Ardent Consulting Engineers
Z517_114rev.P1

Highways Note Ardent Consulting Engineers Z517-03
Design and Access Statement FINC 1301.DAS
Air Quality Assessment Brookbanks 10523/AQ/01
Noise Assessment Brookbanks 10523/NA/01
Energy Statement Energist Dec-18
Arboricultural Method Statement Southern Ecological Solutions Dec-18
Balcony Design Intent for Houses/Flats F1-F5

- 2 The development shall be carried-out in accordance with the Ecological Conservation Management Plan Statement (November 2018) and the Phase 2 Ecological Surveys & Assessment (November 2018), including the following elements:
 - Scrub planting
 - Wildflower meadow planting.
 - Tree and native hedge planting.
 - SuDS creation.
 - Retention and biodiversity enhancement of Lime Brook and Lime Brook South Arm and as per 3.24 to 4.3 and Appendix 2 of the Ecological Conservation Management Plan Statement (November 2018).
 - Bat sensitive lighting.
 - Installation of bat and bird boxes at suitable locations.
 - Hedgehog highways.
 - Badger mitigation as outlined in 1.5 of the Ecological Conservation Management Plan Statement (November 2018)
- 3 The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) referenced Z515-02 and dated April 2018. The mitigation measures shall be fully implemented prior to occupation of any of the residential dwellings hereby approved.
- 4 Samples of all materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority prior to their use on site. The development shall be carried out using the materials and details as approved.
- 5 The following shall be added to Appendix 2 of the Ecological conservation management plan statement against Year 1 and Year 2 of 'Wildflower Meadow': When work is carried out during the bird breeding season (March to July inclusive) a check for nesting birds should be made prior to any cutting commencing. If nesting birds are found, work should avoid the nest / nest area to not cause damage or disturbance and cause the bird to abandon.
- 6 No dwelling shall be occupied until details of how the proposed management company services for the maintenance of shared drainage features will be funded and managed for the lifetime of the development. The drainage features shall be maintained in accordance with the approved details.

- 7 No dwelling shall be occupied until details of a scheme of boundary treatment and landscaping for the area annotated 'Proposed Additional Units Layout' along with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
- 8 The vehicle parking and turning areas as indicated on the approved plans shall be retained, as approved, in perpetuity for their intended purpose.

The meeting closed at 8.00 pm.

R G BOYCE MBE
CHAIRMAN