



**MINUTES of
DISTRICT PLANNING COMMITTEE
30 JANUARY 2020**

PRESENT

Chairman	Councillor R G Boyce MBE
Vice-Chairman	Councillor Mrs P A Channer, CC
Councillors	E L Bamford, R P F Dewick, M F L Durham, CC, M R Edwards, Mrs J L Fleming, A S Fluker, A L Hull, J V Keyes, K M H Lagan, C Mayes, C Morris, S P Nunn, N G F Shaughnessy, R H Siddall, Mrs J C Stilts, C Swain, Mrs M E Thompson and Miss S White

1. CHAIRMAN'S NOTICES

The Chairman referred to the notices printed on the agenda.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss A M Beale, B S Beale MBE, V J Bell, B E Harker, M S Heard, M W Helm, K W Jarvis and N J Skeens.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the special meeting of the District Planning Committee held on 23 October 2019 be approved and confirmed.

4. DISCLOSURE OF INTEREST

The following disclosures were made in respect of Agenda Item 5 – 19/01093/FUL Land South of Wycke Hill and Limebrook Way (Western), Maldon, Essex:

- Councillor M F L Durham a non-pecuniary interest as a Member of Essex County Council (ECC) who were statutory consultees in respect of certain elements of this application.
- Councillor Mrs P A Channer, a non-pecuniary interest as a Member of ECC who is consulted on matters in relation to highways, education, flooding and other matters pertinent to this application.

5. **19/01093/FUL - LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY (WESTERN), MALDON, ESSEX**

Application Number	19/01093/FUL
Location	Land South Of Wycke Hill And Limebrook Way (Western) Maldon Essex
Proposal	Full planning application for infrastructure works, including: foul and surface water drainage; provision of highways; site levelling and associated works for the Western Parcel of planning permission 18/00071/FUL.
Applicant	Crest Nicholson (Eastern)
Agent	Ms Catherine Williams - Savills
Target Decision Date	05.02.2020
Case Officer	Kathryn Mathews
Parish	MALDON TOWN COUNCIL
Reason for Referral to the Committee / Council	Strategic site in the Approved Local Development Plan

Councillor C Morris joined the meeting during this item of business.

It was noted from the Members' Update that a consultation response had been received from the Tree Consultant. Members were advised that the recently submitted Arboricultural Method Statement needed to be included in the list of documents referred to in suggested condition 2. This amendment was noted. A second Members' Update circulated detailed a consultation response received from Essex County Highways and set out a proposed additional condition in response to the consultation response.

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

A lengthy discussion ensued, during which and in response to questions raised the Lead Specialist Place and Specialist – Development Management provided Members with further clarification in respect of a number of areas, including:

- Archaeology;
- Tree removal;
- Flood risk;
- Access to the site including cycle ways.

In response to a question regarding Section 104 agreements the Specialist – Development Management advised that these related to the adoption of sewers, was under different legislation and had no bearing on Section 106 agreements, payments or financial contributions.

The Chairman moved the recommendations as set out in the report as amended by the Members' Updates. This proposal was duly seconded.

In accordance with Procedure Rule No. 13 (3) Councillor C Morris requested a recorded vote.

For the recommendation:

Councillors E L Bamford, Mrs P A Channer, M F L Durham, M R Edwards, J L Fleming, A S Fluker, A J Hull, J V Keyes, K M H Lagan, C Mayes, S P Nunn, N G F Shaughnessy, R H Siddall, J Stilts, Mrs M E Thompson and Miss S White.

Against the recommendation:

Councillor C Swain.

Abstention:

Councillor R G Boyce.

During the recorded vote Councillor Morris was advised by the Chairman, that in accordance with the Council's Constitution as he had not been present for the whole of the discussion on this item of business he was not able to 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 and maintained in accordance with the following approved plans and documents:
 - Phase 2 Ecological Surveys and Assessment dated October 2019
 - Flood Risk Assessment ref. 181870-05B
 - Written Scheme of Investigation for a Programme of Archaeological Evaluation August 2018
 - Construction Code of Conduct Method Statement Rev B dated October 2019
 - Arboricultural Impact Assessment rev.4 October 2019
 - RSK Ground Investigation Report 1920358-R01 (00) dated November 2018
 - Drainage Strategy Technical Note dated October 2019 ref. 181870-03B
 - Highways Technical Note ref. 181870-01A dated November 2019
 - Location plan 14862-000A Rev B
 - CN077-WEST-IF-001 Rev K
 - 181870-111 Rev C
 - 181870-112 Rev C
 - 181870-113 Rev C
 - 181870-201 Rev E (for site levels only)
 - 181870-202 Rev E (for site levels only)
 - 181870-203 Rev E (for site levels only)
 - 181870-204 Rev E (for site levels only)
 - 181870-300 Rev B
 - 181870-301 Rev B
 - 181870-302 Rev B
 - 181870-303 Rev B
 - 181870-304 Rev B
 - 181870-305 Rev B
 - 181870-306 Rev B
 - 181870-307 Rev B
 - 181870-308 Rev B
 - 181870-309 Rev B
 - 181870-310 Rev B

- 181870-311 Rev B
 - 14862-SS-01 Rev 00
 - Arboricultural Method Statement rev. 3 January 2020
- 3 In the event that contamination that was not previously identified is found at any time when carrying out the approved development it shall be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 74 of planning permission reference 18/00071/FUL, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 74 of planning permission reference 18/00071/FUL, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 77 of planning permission reference 18/00071/FUL.
- 4 The road network hereby approved shall not be beneficially used unless and until a vehicular link to the western boundary of the site has been provided in accordance with details which shall have been submitted to and gained the prior written approval of the local planning authority.

There being no other items of business the Chairman closed the meeting at 8.25 pm.

R G BOYCE MBE
CHAIRMAN