



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
1 JULY 2020**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor R H Siddall
Councillors	M F L Durham, CC, Mrs J L Fleming, K W Jarvis and J V Keyes
In Attendance	Councillors Mrs P A Channer, CC, C Mayes, C Morris and W Stamp

1028. CHAIRMAN'S NOTICES

The Chairman welcomed all to the meeting and took Members through some general housekeeping issues together with the etiquette for the meeting. She then asked Officers present to introduce themselves.

This was followed by a roll call of all Members present.

1029. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E L Bamford, C P Morley and Miss S White.

1030. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 8 June 2020 be approved and confirmed.

1031. DISCLOSURE OF INTEREST

Councillor M F L Durham, CC, declared a non-pecuniary interest as a member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily.

The Chairman, Councillor Mrs Thompson declared a non-pecuniary interest in Agenda Item 5 – 20/00403/FUL - Hallfield Gate Barnhall Road, Tolleshunt Knights, as a member of Tolleshunt Parish Council. For the purposes of full disclosure, she added that she lived half a mile from the development which was not visible from her property

and was acquainted with neighbours, however, these neighbours had not commented on the application.

1032. 20/00403/FUL - HALLFIELD GATE BARNHALL ROAD, TOLLESHUNT KNIGHTS

Application Number	20/00403/FUL
Location	Hallfield Gate Barnhall Road Tolleshunt Knights
Proposal	Demolition of the existing house and erection of a new house
Applicant	Mr Daniel Kyan
Agent	N/A
Target Decision Date	22.07.2020
Case Officer	Hannah Bowles
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Major Application Previous Committee Decision

Following the Officer's presentation, the Chairman moved the recommendation in the report and it was seconded by Councillor Siddall.

It was noted by both Members and Officers that, as outlined in section 5, the previous concerns had been addressed and there were no objections to the application.

The Chairman, in summary, said that all parties agreed with the Officer's recommendation to approve. She then put the recommendation as set out in the report to the Committee and it was approved unanimously.

RESOLVED that the 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.
REASON To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents: D2, D3, D4, D5, D6, D7, D8, and D9.
REASON To ensure that the development is carried out in accordance with the details as approved.
3. No development works above ground level shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved materials.
REASON In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.
4. No development works above ground shall take place until details of the siting, height, design and materials of the treatment of all boundaries including existing hedging, gates, fences, walls, railings and piers have been submitted to and

approved in writing by the local planning authority. The screening as approved shall be constructed prior to the first occupation of the development to which it relates and be retained as such thereafter.

REASON In the interest of local amenity and in accordance with policy D1 of the Maldon District Local Development Plan.

5. No development works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum:
 - 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
 - 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield).

You are advised that in order to satisfy the soakaway condition the following details will be required: details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled.

Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

REASON To ensure the adequate provision of surface water drainage within the proposal and to encourage sustainable forms of drainage within development in accordance with the National Planning Policy Framework, and policy D5 of the Maldon District Local Development Plan.

6. No development works above ground level shall occur until details of the foul drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.

REASON To ensure the adequate provision of foul water drainage within the proposal and to encourage sustainable forms of drainage within development in accordance with the National Planning Policy Framework, and policy D5 of the Maldon District Local Development Plan.

7. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy T2 of the Maldon District Local Development Plan.

8. All loading / unloading / reception and storage of building materials and the manoeuvring of all vehicles, including construction traffic shall be undertaken within the application site, clear of the public highway.

REASON To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the

interest of highway safety in accordance with policy T2 of the Maldon District Local Development Plan.

9. Full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority prior to any works occurring above ground level at the application site. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of any part of the development hereby approved unless otherwise agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation. The hard landscape works shall be carried out as approved prior to the first use / occupation of the development hereby approved and retained and maintained as such thereafter.

REASON To ensure that the details of the development are satisfactory in accordance with policy D1 of the Maldon District Development Local Plan.

10. No development shall commence until information has been submitted and approved in writing by the local planning authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection during the construction process. All approved tree protection measures shall be retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority. The tree protection measures shall be carried out in accordance with the approved detail.

REASON To ensure the protection of trees at the site in the interests of protection the visual amenity of the countryside in accordance with policies S8 and D1 of the Maldon District Local Development Plan.

11. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions, roof alterations or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the local planning authority.

REASON In the interests of local amenity in accordance with the requirements of policies D1 and H4 of the Maldon District Local Development Plan and the provision and guidance as contained within the National Planning Policy Framework.

12. Notwithstanding the details shown on plan D2 the curtilage of the dwelling is not hereby approved. Prior to the first occupation of the building in accordance with the permission hereby granted a plan shall be submitted to and approved in writing by the Local Planning Authority agreeing the extent of the curtilage of the dwelling and the means of demarking the curtilage (including details of any forms of boundary treatments or means of enclosure that are proposed).

REASON To limit the domestication of the site in the interests of protecting the character and intrinsic beauty of the countryside in accordance with policies D1

and S8 of the Approved Local Development Plan and guidance contained within the National Planning Policy Framework.

13. Prior to commencement of the development details of existing ground levels and proposed finished ground levels in relation to the adjoining land, and floor levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
REASON To ensure the levels shown on the plan and the height of the dwelling would be achievable on the site and to ensure the dwelling would not be unduly dominant in accordance with policy D1 of the Approved Local Development Plan and guidance contained within the National Planning Policy Framework.

There being no further items of business the Chairman closed the meeting at 1.14 pm.

MRS M E THOMPSON
CHAIRMAN

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