



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**DISTRICT PLANNING COMMITTEE
08 OCTOBER 2020**

MEMBERS UPDATE

AGENDA ITEM NO. 5

Application Number	20/00846/RES
Location	Land North West of 2 Maldon Road, Burnham-on-Crouch
Proposal	Reserved matters application for the approval of appearance & landscaping on approved planning application 18/00443/OUT (Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping)
Applicant	Mr Ian Holloway – Think Green Land Limited
Agent	Mr Stewart Rowe – The Planning & Design Bureau Limited
Target Decision Date	19.11.2020
Case Officer	Kathryn Mathews
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Major Application This application is presented to Members as it is of strategic and corporate merit and because there is a Planning Performance Agreement in place.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Adult Social Care	Repeated previous concerns regarding the principle of the development.	The issues raised are not relevant to the consideration of the current reserved matters application.

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Tree Consultant	The trees with berries seem to be set back further from the hard surfacing, but this can be further formalised and discussed on site when they are setting up the planting. There are no details relating to root deflectors where species such as Hornbeam and others are planted in confined areas near kerb lines etc. These can be conditioned. The scheme presents an excellent opportunity to have new and diverse planting incorporated into the surrounding landscape, to provide trees that have space to develop into notable landscape features of the future. Along with other planting to enhance ecological net gain and habitat for wildlife.	Noted – the relevant revised drawing numbers and an additional condition are set out below.

8 PROPOSED REVISED/ADDITIONAL CONDITIONS

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 6765-S-1101-P1 – Site Location Plan;
 - 6765-S-1102-P2 - Proposed Site Plan - Ground Floor;
 - 6765-S-1103-P2 - Proposed Site Plan - Roof Plan;
 - 6765-S-1104-P2 - Layout Mix Plan;
 - 6765-S-1105-P1 - Site Plan – Refuse Plan;

- 6765-S-1110-P2 - Proposed Site Plan Q1-4;
- 6765-S-1111-P1 - Proposed Site Plan Q2-4;
- 6765-S-1112-P2 - Proposed Site Plan Q3-4;
- 6765-S-1113-P1 - Proposed Site Plan Q4-4;
- 6765-S-1120-P1 - Ground Floor Site Plan Independent Living
- 6765-S-1121-P1 - Ground Floor Site Plan - Shops & Northern Lake;
- 6765-S-1122-P1 - Ground Floor Site Plan - Care Home;
- 6765-S-1123-P1 - Ground Floor Site Plan - Community Hub;
- 6765-S-1124-P1 - Ground Floor Site Plan – Site Office;
- 6765-B-1201-P1 – Bungalow Type 1-A-P Floor and Roof Plans & 3D Views;
- 6765-B-1202-P1 – Bungalow Type 1-B-P Floor and Roof Plans & 3D Views;
- 6765-B-1203-P1 – Bungalow Type 2-A-P Floor and Roof Plans & 3D Views;
- 6765-B-1204-P1 – Bungalow Type 2-B-P Floor and Roof Plans & 3D Views;
- 6765-B-1205-P1 – Bungalow Type 3-A-P Floor and Roof Plans & 3D Views;
- 6765-B-1301-P1 – Bungalow Type 1-A-P Elevations;
- 6765-B-1302-P1 – Bungalow Type 1-B-P Elevations;
- 6765-B-1303-P1 – Bungalow Type 2-A-P Elevations;
- 6765-B-1304-P1 – Bungalow Type 3-B-P Elevations;
- 6765-B-1305-P1 – Bungalow Type 3-A-P Elevations;
- 6765-CH-1201-P1 – Care Home – Proposed Ground Floor Plan;
- 6765-CH-1202-P1 – Care Home – Proposed First Floor Plan;
- 6765-CH-1203-P1 – Care Home – Proposed Roof Plan;
- 6765-CH-1301-P1 – Care Home – Proposed Elevations 1-3;
- 6765-CH-1302-P1 – Care Home – Proposed Elevations 2-3;
- 6765-CH-1303-P1 – Care Home – Proposed Elevations 3-3;
- 6765-CH-1304-P1 – Care Home – Proposed Elevation Treatment;
- 6765-CO-1201-P1 - Community Hub – Proposed Floor Plans;
- 6765-CO-1301-P1 - Community Hub – Proposed Elevations 1-2;
- 6765-CO-1302-P1 - Community Hub – Proposed Elevations 2-2;
- 6765-IL-1201-P1 – Independent Living – Proposed Ground Floor Plan;
- 6765-IL-1202-P1 – Independent Living – Proposed First Floor Plan;
- 6765-IL-1203-P1 – Independent Living – Proposed Roof Plan;
- 6765-IL-1301-P1 – IL-Block 1 Elevations (1 & 2);
- 6765-IL-1302-P1 – IL-Block 1 Elevations (3 & 4);
- 6765-IL-1303-P1 – IL-Block 2 Elevations (1 & 2);
- 6765-IL-1304-P1 – IL-Block 2 Elevations (3 & 4);

- 6765-IL-1305-P1 – IL-Block 3 Elevations (1 & 2);
 - 6765-IL-1306-P1 – IL-Block 3 Elevations (3 & 4);
 - 6765-IL-1307-P1 – IL-Blocks 1, 2, 3 Street Elevations;
 - 6765-M-1201-P1 – Medical Centre – Proposed Floor Plans;
 - 6765-M-1301-P1 – Medical Centre – Proposed Elevations;
 - 6765-O-1201-P1 - Site Office – Plans and Elevations;
 - 6765-O-1202-P1 - Maintenance Shed – Floor Plans;
 - 6765-O-1203-P1 – Security Office – Plans and Elevations;
 - 6765-O-1302-P1 – Maintenance Shed - Proposed Elevations;
 - 461 P01 Rev H – Shops and Apartments Plans and Elevations;
 - 461 P02 Rev F – Shops and Apartments Site Plan;
 - 191450-003 Site Layout Swept Paths.
 - 1925_WWA_XX-RP_L-0601 – Landscape Specification and Management Plan;
 - 1925_WWA_XX-XX-DR-L-0100 PL05 – Landscape Masterplan;
 - 1925_WWA_XX-XX-DR-L-0101 PL02 – NW Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0102 PL04 – N Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0103 PL03 – NE Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0104 PL03 – W Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR_L-0105 PL03 – Central Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0106 PL03 – E Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0107 PL02 – SW Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0108 PL03 – S Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0109 PL03 – SE Landscape Layout Plan;
 - 1925_WWA_XX-XX-DR-L-0111 PL02 –Landscape Reference Plan;
 - 1925_WWA_XX-XX-DR-L-0300 PL02 – NW Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0301 PL04 – N Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0302 PL03 – NE Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0303 PL03 – W Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0304 PL03 – Central Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0305 PL03 – E Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0306 PL02 – SW Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0307 PL03 – S Planting Plan;
 - 1925_WWA_XX-XX-DR-L-0308 PL03 – SE Planting Plan;
- REASON To ensure that the development is carried out in accordance with the details as approved.

4. The boundary treatments for the development hereby permitted shall be carried out in accordance with the details and with materials as shown on plans

listed below prior to the occupation of any of the dwellings and shall be retained as approved thereafter:

- 1925_WWA_XX-RP_L-0601 – Landscape Specification and Management Plan;
- 1925_WWA_XX-XX-DR-L-0100 PL05 – Landscape Masterplan;
- 1925_WWA_XX-XX-DR-L-0101 PL02 – NW Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0102 PL04 – N Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0103 PL03 – NE Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0104 PL03 – W Landscape Layout Plan;
- 1925_WWA_XX-XX-DR_L-0105 PL03 – Central Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0106 PL03 – E Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0107 PL02 – SW Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0108 PL03 – S Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0109 PL03 – SE Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0111 PL02 –Landscape Reference Plan;
- 1925_WWA_XX-XX-DR-L-0300 PL02 – NW Planting Plan;
- 1925_WWA_XX-XX-DR-L-0301 PL04 – N Planting Plan;
- 1925_WWA_XX-XX-DR-L-0302 PL03 – NE Planting Plan;
- 1925_WWA_XX-XX-DR-L-0303 PL03 – W Planting Plan;
- 1925_WWA_XX-XX-DR-L-0304 PL03 – Central Planting Plan;
- 1925_WWA_XX-XX-DR-L-0305 PL03 – E Planting Plan;
- 1925_WWA_XX-XX-DR-L-0306 PL02 – SW Planting Plan;
- 1925_WWA_XX-XX-DR-L-0307 PL03 – S Planting Plan;
- 1925_WWA_XX-XX-DR-L-0308 PL03 – SE Planting Plan;

REASON To protect the amenity of the neighbouring residential properties and the character of the area in accordance with Policy D1 of the approved Maldon District Approved Local Development Plan

5. The hard and soft landscape works shall be carried out in accordance with the details contained within approved plans listed below, prior to the occupation of any of the dwellings or prior to the first use of the buildings hereby approved within the relevant phase of development:

- 1925_WWA_XX-RP_L-0601 – Landscape Specification and Management Plan;
- 1925_WWA_XX-XX-DR-L-0100 PL05 – Landscape Masterplan;
- 1925_WWA_XX-XX-DR-L-0101 PL02 – NW Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0102 PL04 – N Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0103 PL03 – NE Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0104 PL03 – W Landscape Layout Plan;

- 1925_WWA_XX-XX-DR-L-0105 PL03 – Central Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0106 PL03 – E Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0107 PL02 – SW Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0108 PL03 – S Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0109 PL03 – SE Landscape Layout Plan;
- 1925_WWA_XX-XX-DR-L-0111 PL02 –Landscape Reference Plan;
- 1925_WWA_XX-XX-DR-L-0300 PL02 – NW Planting Plan;
- 1925_WWA_XX-XX-DR-L-0301 PL04 – N Planting Plan;
- 1925_WWA_XX-XX-DR-L-0302 PL03 – NE Planting Plan;
- 1925_WWA_XX-XX-DR-L-0303 PL03 – W Planting Plan;
- 1925_WWA_XX-XX-DR-L-0304 PL03 – Central Planting Plan;
- 1925_WWA_XX-XX-DR-L-0305 PL03 – E Planting Plan;
- 1925_WWA_XX-XX-DR-L-0306 PL02 – SW Planting Plan;
- 1925_WWA_XX-XX-DR-L-0307 PL03 – S Planting Plan;
- 1925_WWA_XX-XX-DR-L-0308 PL03 – SE Planting Plan;

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 replacement for it, is removed, uprooted or destroyed or 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 at the same place, unless the local planning authority gives its written consent to any variation. REASON To protect the character of the area in accordance with policy D1 of the Maldon District Approved Local Development Plan.

20. Prior to the carrying-out of the soft landscaping scheme in accordance with condition 5, details of root deflectors and the exact locations of trees with berries shall be submitted to and approved in writing by the local planning authority. The soft landscaping shall be carried-out in accordance with these additional approved details. REASON To protect the character of the area in accordance with policy D1 of the Maldon District Approved Local Development Plan.