



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
20 JANUARY 2021**

PRESENT

Chairman	Councillor N J Skeens
Vice-Chairman	Councillor V J Bell
Councillors	M G Bassenger, B S Beale MBE, R G Boyce MBE, Mrs P A Channer, CC, M W Helm, A L Hull and W Stamp
In Attendance	Councillors A S Fluker, C Mayes and C Morris

187. CHAIRMAN'S NOTICES

The Chairman welcomed everyone to the remote meeting, held under new regulations which came into effect on 4 April 2020 in response to the COVID-19 pandemic. He took Members through some general housekeeping issues, together with the etiquette for the meeting and then asked Officers and Councillors in attendance to introduce themselves.

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

188. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R P F Dewick.

189. MINUTES OF THE LAST MEETING

RESOLVED by assent that the Minutes of the meeting of the Committee held on 28 October 2021 be approved and confirmed.

190. DISCLOSURE OF INTEREST

Councillor Mrs P A Channer, CC, disclosed a non-pecuniary interest in all items on the agenda as a member of Essex County Council, a consultee on highways, access, waste, education and all planning related matters.

191. 20/00902/FUL - WAYSIDE, MAIN ROAD, MUNDON, ESSEX CM9 6NU

Application Number	20/00902/FUL
Location	Wayside Main Road Mundon
Proposal	Proposed replacement of existing outbuildings and erection of new fencing and gates to property entrance.
Applicant	Miss S Cooper
Agent	Mr Colin Stone - Stone Me Ltd
Target Decision Date	05.01.2021 EOT requested
Case Officer	Hannah Bowles
Parish	MUNDON
Reason for Referral to the Committee / Council	Major Application

Following the Officer's presentation, the Chairman moved the recommendation that planning application 20/00902/FUL- Wayside, Main Road, Mundon, be approved as detailed in section 8 of the report. This was seconded by Councillor Helm.

In response to a question regarding the location of the fence and gate to the site the Planning Officer advised that these had been placed six meters inside the site to enable vehicles using the access to stand clear of the carriageway whilst gates were being opened and closed and to allow parking off street, clear from obstructing the adjacent carriageway.

There being no further questions the Chairman put the recommendation to the Committee to approve the application in accordance with the Officer's report and it was agreed by assent.

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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1894 01A, 1894 02A, 1894 03A, 1894 04A, 1894 05A, 1894 06A, 1894 07A, 1894 08A, 1894 09A, 1894 10C, 1894 11A, 1894 12.
- 3 No works above ground level shall occur until full details or samples of the materials to be used for the external finish of the outbuildings hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved.
- 4 No floodlighting or other external form of illumination of the site shall be undertaken without the prior written approval of the local planning authority.
- 5 Outbuildings C, D and E (as referenced on the proposed plans) hereby approved shall be used solely for the equestrian uses ancillary to the main dwelling at 'Wayside Main Road Mundon' and shall not be used for business or commercial use including for the purposes of livery or any riding school activity.
- 6 Outbuildings F (as referenced on the proposed plans) hereby approved shall be used ancillary to the main dwelling at 'Wayside Main Road Mundon'.

- 7 The gate hereby approved at the existing vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the highway boundary and retained as such thereafter.
- 8 The soft landscaping along the front boundary of the application site (north) shall be retained in perpetuity.

192. 20/01145/FUL - LAND ADJACENT SPRINGWOOD, RECTORY LANE, LATCHINGDON

Application Number	20/01145/FUL
Location	Land adjacent Springwood Rectory Lane Latchingdon
Proposal	Erection of five bungalows with revised access position (as previously approved application 18/00014/FUL)
Applicant	Mr P Wells – Woodhill Estates Ltd
Agent	Mr Russell Forde – Smart Planning Ltd
Target Decision Date	01/01/2021
Case Officer	Hannah Dungate
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	Member Call In by Councillor M G Bassenger with reference to previously approved scheme 18/00014/FUL.

Following the Officer’s presentation, the Agent, Mr Russell Forde, addressed the Committee.

The Chairman then moved the Officer’s recommendation that planning application 20/01145/FUL- Land adjacent Springwood, Rectory Lane, Latchingdon be approved for the reasons as detailed in section 8 of the report. This was seconded by Councillor Helm.

Councillor Stamp advised the meeting that she had lost connectivity during the presentation and would not vote on this item. This was in accordance with Section 4, paragraph 4.7 of the Remote Meeting Protocol (May 2020).

A debate ensued where concerns were raised around the location of the site entrance and potential impact on flooding. In respect of the entrance Officers advised that this was conditioned by a visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays would be provided before the access road is first used by vehicular traffic and retained free of any obstruction at all times, to ensure adequate inter-visibility between vehicles using the access and those in the existing public highway.

With reference to the additional impact on flooding, in an area already prone to flooding, Officers advised that a condition was attached to the application that ensured no works would take place until details of a surface water and foul water drainage scheme was submitted. This was sought to prevent excess water flooding into the surrounding area. The consensus was that flooding in the area was historic and ongoing and that the development would not adversely impact the existing situation.

There being no further comment the Chairman put the recommendation to the Committee to approve the application in accordance with the Officer's report and it was agreed by assent.

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.
- 2 The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents: 20/2309/01; 20/2309/02; 20/2309/03; 20/2309/04; 20/2309/05; 20/2309/06; 20/2309/07 20/2309/08; 20/2309/09; 20.7155/M002
- 3 No development works above ground level shall take place until samples of the facing material to be used, including glazing, have been submitted to and approved in writing by the local planning authority. The works must then be carried out in accordance with the approved details.
- 4 No works above ground level shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

The hard landscape works shall be carried out as approved prior to the occupation of the development hereby approved.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 5 No works above ground level shall take place until details of the boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and be retained as such in perpetuity.
- 6 The existing hedgerows and trees along the northern and western boundaries of the application site shall be protected during the construction of the development and shall be retained as such thereafter. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 7 Prior to occupation of the development, the site access shall be constructed at right angles to the highway boundary and to the existing carriageway. As shown in drawing 20/2309/01, the width of the access at its junction with the highway shall not be less than 6.0 metres and shall be provided with an appropriate vehicular crossing of the highway verge.
- 8 Prior to occupation of the development, the site access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the

access road is first used by vehicular traffic and retained free of any obstruction at all times.

- 9 No dwelling shall be occupied until the car parking spaces shown on drawing no. 20/2309/01 have been laid out and made available for use. These spaces shall thereafter be kept available at all times for the parking of vehicles.
- 10 The garages shown on the approved plans shall be kept available for the parking of motor vehicles at all times. The garages shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.
- 11 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.
- 12 No development works above ground level shall occur details of the surface water and foul water drainage scheme to serve the development shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the first occupation of the development.
- 13 No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. wheel and underbody washing facilities.
- The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 14 Prior to the occupation of any part of the development hereby permitted details of the number, location and design of bicycle parking facilities/powered two wheelers shall be submitted to and agreed in writing by the local planning authority. The approved provisions shall be provided in accordance with the approved scheme before any part of the development hereby approved is occupied and retained as such thereafter.
- 15 No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has submitted an archaeological assessment by an accredited archaeological consultant to establish the archaeological significance of the site. Such archaeological assessment shall be approved by the local planning authority and will inform the implementation of a programme of archaeological work. The development shall be carried out in a manner that accommodates such approved programme of archaeological work.
- 16 No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.

The archaeological work will comprise archaeological trial-trenching of the proposed development area, followed by full excavation if archaeological

features are identified. All fieldwork should be conducted by a professional recognised archaeological contractor.

- 17 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 or separate buildings (other than incidental 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.

There being no further items of business the Chairman thanked all in attendance and closed the meeting at 6.34 pm.

N J SKEENS
CHAIRMAN