



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
17 MARCH 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	20/01238/FUL
Location	Barn at Little Acre, Scotts Hill, Southminster
Proposal	Conversion of an agricultural barn into one 3 bedroom residential unit. New openings, addition of rooflights, solar panels and air source heat pump. Removal of existing lean to building and asbestos roofing and cladding.
Agent	Stanley Bragg Architects Limited
Target Decision Date	19.03.2021
Case Officer	Louise Staplehurst
Parish	Southminster
Reason for Referral to the Committee / Council	Departure from Local Plan

5.7 European Designated Sites

5.7.4 A unilateral undertaking has been received, as well as the checking fee of £30. The legal agreement is currently with the legal department for checking.

9. SUBJECT TO THE COMPLETION OF A S.106 AGREEMENT REGARDING RAMS CONTRIBUTION PERMISSION TO BE GRANTED WITH THE PROPOSED CONDITIONS.

Amendment to the reason of condition 6:

6. No development shall commence 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:
- The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel washing facilities
 - Measures to control the emission of dust, noise and dirt during construction
 - Hours and days of construction operations.

REASON To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety in accordance with policies D1 and T2 of the Local Development Plan.