



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
17 MARCH 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, R P F Dewick, M W Helm, A L Hull and W Stamp
In Attendance	Councillor C Morris

317. 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 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.

318. APOLOGIES FOR ABSENCE

There were none.

319. MINUTES OF THE LAST MEETING

RESOLVED by assent that the Minutes of the meeting of the Committee held on 17 February 2021 be approved and confirmed.

320. 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.

Councillor M G Bassenger disclosed a non-pecuniary interest in Agenda Item 7-20/01275/FUL, Commercial Area, Bradwell Marina, Waterside Road, Bradwell-on-Sea, as he was a member of the same tennis club as the grandson of the owner of the Bradwell Marina.

321. 20/01163/FUL - ORCHARD COTTAGE, 36 MOUNTVIEW CRESCENT, ST LAWRENCE

Application Number	20/01163/FUL
Location	Orchard Cottage, 36 Mountview Crescent, St Lawrence
Proposal	Demolition of existing bungalow and construction of 2 new dwellings.
Agent	Mr Dean McLeod - Mill Architecture
Target Decision Date	19.03.2021
Case Officer	Hayleigh Parker-Haines
Parish	ST LAWRENCE
Reason for Referral to the Committee / Council	Member Call In by Councillor Channer Reason: D1, D5, S1, S8 and H4.

A Members' Update had been circulated prior to the meeting that detailed a second consultation from the Parish Council. A further verbal Members' Update was received detailing an additional condition for section 8 of the report, that ensured the first floor windows on both the northern side elevation of plot 1 and the southern side elevation of plot 2 were obscure glazed and of a non-opening design.

Following the Officer's presentation, the Chairman opened the debate.

Councillor Channer, having called in the application, referred to paragraph 3.3.1 of the Officer's report that stated, 'on balance the proposed development would be acceptable and in accordance with the National Planning Policy Framework'. She expressed concern regarding the small size of the properties and the overall design in relation to other properties in the surrounding area. These concerns were echoed by both Councillor Bell and Councillor Helm. It was noted that whilst small properties were needed in the area, these looked squeezed into a small space.

The Lead Specialist Place referred to the Officer's report at paragraph 3.1.1 where it was noted that the site was an eclectic mix of properties in terms of design and appearance. He reminded Members that as decision-makers it was imperative to decide if this application would cause demonstrable harm to the area given the existing mix and design of properties.

There being no further discussion the Chairman moved the Officer's recommendation to approve the application subject to all conditions and this was seconded by Councillor Beale.

Following a vote and there being an equality of votes the Chairman used his casting vote and the application was approved

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 in accordance with the following approved plans and documents: MA-1006-01, MA-1006A-02B, MA-1006A-03, MA-1006A-04A and MA-1006A-05A

REASON To ensure that the development is carried out in accordance with the details as approved.

3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.

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. Prior to the occupation of the dwelling hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include, for example:

- i. Proposes finished levels contours;
- ii. Hard surfacing materials;
- iii. Planting details.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of the development 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 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.

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 incorporation of an appropriate surface water drainage scheme in accordance with policy D2 of 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 incorporation of an appropriate foul water drainage scheme in accordance with policy D2 of Maldon District Local Development Plan.

7. 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 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.

8. 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 dormer window or other form of addition or opening shall be constructed in the roof of the dwelling hereby permitted 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.

9. 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 In the interest of pedestrian and highway safety during construction works, in accordance with policy T2 of the LDP

10. The hardstanding proposed to the front of each dwelling as shown on plan MA-1006A-05A, shall be used solely for parking and shall be retained as such in perpetuity.

REASON To ensure sufficient on-site parking provision is provided in the interests of highway safety and that appropriate parking is provided in accordance with policies D1 and T2 of the approved Local Development Plan.

11. To ensure the first floor windows to the northern side elevation of Plot 1 and the southern side of Plot 2 are obscure glazed and of a non-opening design.

REASON To protect the residential amenity of neighbouring occupiers, in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework

322. 20/01238/FUL - BARN AT LITTLE ACRE, SCOTTS HILL, SOUTHMINSTER

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.
Applicant	Mr & Mrs Day
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

A Members' Update had been circulated prior to the meeting that detailed receipt of a unilateral undertaking that was with the Council's Legal Department for checking. The Update also detailed a further amendment to condition 6.

Following the Officers' presentation, the Chairman opened the debate on the application. In response to a query about Southminster Parish Council's view of the application, the Officer confirmed that supporting comments had been received from the council. Councillor Bell said she could see no demonstrable harm caused by this application and would support it.

There being no further comments the Chairman moved the Officer's recommendation to approve the application subject to conditions and completion of a s106 agreement. This was seconded by Councillor Bell.

The Chairman put the recommendation to the Committee 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.
REASON To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with approved drawings: 6774-1602-A, 6774-1401-A, 6774-1302-C, 6774-1301-B, 6774-A-1205-E, 6774-A-1204-E, 6774-A-1203-E, 6774-A-1202-B, 6774-A-1201-B, 6774-1103-B, 6774-1102-B, 6774-1101-B
REASON To ensure the development is carried out in accordance with the details as approved.
3. Prior to their use in the development hereby approved, details or samples of the materials to be used in the construction of the external surfaces, including windows and doors, of the development hereby approved shall 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.
REASON To ensure the external appearance of the development is appropriate to the locality in accordance with policy D1 of the approved Maldon District

Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.

4. Prior to the occupation of the development hereby approved details of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be provided prior to the occupation of the dwelling hereby approved in accordance with the approved details and be retained as such in perpetuity.

REASON To ensure the external appearance of the development is appropriate to the locality and that the development would protect the amenities of the neighbouring occupiers in accordance with policy D1 of the approved Maldon District Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.

5. Prior to the occupation of the development details of both hard and soft landscape works to be carried out shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the Local Planning Authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of the development, unless otherwise first 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.

REASON To ensure that the details of the development are satisfactory in accordance with policy D1 of the Maldon District Development Local Plan and the guidance contained in the Maldon District Design Guide SPD.

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.

7. No development works above ground level shall occur until details of the surface water drainage scheme to serve the development has been 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 years 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 avoid the risk of water flooding and pollution in accordance with policy D2 of the Maldon Local Development Plan (2017).

8. No development above ground level shall be occur until details of the foul drainage scheme to serve the development have been 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 avoid the risk of water flooding and pollution in accordance with policy D2 of the Maldon Local Development Plan (2017).

9. The integral garage and first floor storage area shall remain available for the parking of vehicles and domestic storage in perpetuity and shall at no time be converted into habitable accommodation.

REASON To ensure that appropriate parking is provided in accordance with policies D1 and T2 of the approved Local Development Plan.

10. Details of the refuse stores shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The development shall be implemented in accordance with the approved details and be retained for such purposes in perpetuity thereafter.

REASON To ensure that adequate refuse facilities are proposed in accordance with policies D1 of the approved Local Development Plan and the guidance contained in the Maldon District Design Guide SPD.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site.

REASON To protect the visual amenity of the rural area and the amenities of the neighbouring occupiers in accordance with Policies D1 and H4 of the Maldon District Local Development Plan and the Maldon District Design Guide.

323. 20/01275/FUL - COMMERCIAL AREA, BRADWELL MARINA, WATERSIDE ROAD, BRADWELL-ON-SEA

Application Number	20/01275/FUL
Location	Commercial area, Bradwell Marina, Waterside Road, Bradwell-On-Sea
Proposal	Construction of 3No. commercial workshop units
Applicant	East Coast Developments
Agent	TMA Chartered Surveyors
Target Decision Date	01.03.2021
Case Officer	Louise Staplehurst
Parish	BRADWELL-ON-SEA
Reason for Referral to the Committee / Council	Floorspace of the development over 1000sqm

A Members' Update had been circulated prior to the meeting that detailed an amendment to the plans referenced in condition 2.

Following the Officer's presentation, the Chairman opened the debate on the application. Councillor Stamp said it was great that boat building trades and associated services were being revived and she wholeheartedly supported the application. Councillor Channer echoed this and added that it presented an opportunity for young people to gain skills and provided employment, so she supported the application.

The Chairman moved the Officer's recommendation to approve the application subject to conditions. This was seconded by Councillor Stamp.

The Chairman put the Officer's recommendation to the Committee and it was agreed by assent

RESOLVED that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall begin no later than three years from the date of this decision.
REASON To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The proposed development shall be carried out in complete accordance with the following plans and drawings: TMA/882/P10 B, TMA/882/P15, TMA/882/P21 B, TMA/882/P25, TMA/882/P30, TMA/882/P31, TMA/882/P22, TMA/882/P20 Rev A, TMA/882/23, Planning Statement, Economic Statement.
REASON To ensure the development is carried out as approved.
3. Prior to their use in the development hereby approved, written details and samples and/or high-quality photographs of the external materials to be used in the development shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the details as approved.
REASON To protect the amenity of the area, in accordance with policies S8 and D1 of the LDP.
4. The development hereby approved shall only be used for a B2 General Industrial use, specifically related to the marine industry.
REASON To ensure the appropriate use of the site and to protect the amenity of the surrounding area, in accordance with policies S8 and D1 of the LDP.

- 5 Prior to the first use of the development hereby approved, 30 car parking spaces, measuring 2.9m wide by 5.5m deep in accordance with the Maldon District Vehicle Parking Standards, shall be laid out within the site, to the north of the building hereby approved. These spaces shall remain as such in perpetuity.
REASON To ensure appropriate parking is provided at the site, in accordance with policy D1 and T2 of the LDP.
- 6 The use hereby permitted shall only be undertaken between 07:00 hours and 19:00 hours on weekdays and on Saturdays and not at any time on Sundays and Public Holidays.
REASON To protect the amenity of the area and neighbouring sites, in accordance with policies D1 and H4 of the LDP.
- 7 Deliveries to and collections from the site shall only be undertaken between 06:30 hours and 19:30 hours on weekdays and on Saturdays and not at any time on Sundays and Public Holidays.
REASON To protect the amenity of the area and neighbouring sites, in accordance with policies D1 and H4 of the LDP.
- 8 No goods, materials, plant, machinery, skips, containers, packaging or other similar items shall be stored or kept outside of the building.
REASON To protect the amenity of the area, in accordance with policies S8 and D1 of the LDP.
- 9 No floodlighting or other external form of illumination of the site shall be undertaken without the express consent of the local planning authority.
REASON To protect the amenity of the area, in accordance with policies S8 and D1 of the LDP.
- 10 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. These details shall include, for example:
 - i. Proposes finished levels contours;
 - ii. Means of enclosure;
 - iii. Car parking layouts;
 - iv. Other vehicle and pedestrian access and circulation areas;
 - v. Hard surfacing materials;
 - vi. Minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, signs, lighting);
 - vii. Proposed and existing functional services above and below ground (e.g drainage power, communications cables, pipelines etc, indicating lines, manholes, supports);
 - viii. Retained historic landscape features and proposals for restoration, where relevant.

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.

REASON To protect the amenity of the area, in accordance with policies S8 and D1 of the LDP.

11 No development shall take place, including any works of 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:

- 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
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works

REASON In the interests of the amenity of the area, in accordance with policies S8 and D1 of the LDP.

12 Prior to works above ground level, full details of the surface water drainage and foul drainage scheme to serve the development shall be submitted to and approved by the local planning authority for approval. The development shall be carried out as approved and retained and such thereafter.

REASON In the interests of appropriate drainage and protection from pollution, in accordance with policy D2 of the LDP.

13 Prior to the first use of the development hereby approved, a scheme for the management of recycling and waste to serve the development, including bin storage areas, shall be submitted to approved by the local planning authority. The development shall be carried out in accordance with the details as approved and retained as such thereafter.

REASON To protect the amenity of the area, in accordance with policies S8 and D1 of the LDP.

14 No machinery shall be operated and no process shall be undertaken outside of the building hereby approved.

REASON To protect the amenity of the area, in accordance with policies S8 and D1 of the LDP.

324. 21/00012/VAR - THEEDHAMS FARM, STEEPLE ROAD, SOUTHMINSTER, ESSEX

Application Number	21/00012/VAR
Location	Theedhams Farm, Steeple Road, Southminster, Essex
Proposal	Variation of condition 19 (highway works) on approved planning permission 14/00613/OUT allowed on appeal APP/X1545/W/15/3132936 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre.)
Applicant	DWH Eastern Counties
Agent	N/A
Target Decision Date	15.04.2021
Case Officer	Kathryn Mathews
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Major application

Following the Officer's presentation, the Applicant, Mr Webber, addressed the committee. The Chairman then opened the debate on the application.

Councillor Bell noted that it was eminently sensible to ensure that construction traffic did not mix with residential traffic and supported the application.

There being no further discussion the Chairman moved the Officer's recommendation to approve the application subject to conditions and the completion of a deed of variation to the s106 unilateral undertaking. This was seconded by Councillor Stamp.

The Chairman then put the recommendation to the Committee and it was agreed by assent.

RESOLVED that the application be **APPROVED** subject to the aforementioned variation and the following conditions:

1. The development hereby permitted shall be carried out substantially in accordance with drawing number 3A received on 27.02.2015 (Site Plan) and 1475/9 (Access Arrangements).
REASON To ensure the development is carried-out as approved.
2. The development shall be carried-out in accordance with the details approved as part of the following applications:
18/05015/DET - Compliance with conditions notification OUT/MAL/14/00613 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre) Condition 5 - Proposed phasing of development. Condition 7 - Tree retention & protection. Condition 8 - Fencing & ground protection for trees. Condition 9 - Foul Water Strategy. Condition 10

- Surface water drainage scheme. Condition 12 - Scheme to minimise the risk of off-site flooding. Condition 16 - Ecological Survey. Condition 18 - Construction method statement. Condition 21 - Air quality assessment. Condition 22 - Superfast broadband – Approved 23.11.2018

18/05022/DET - Compliance with conditions notification OUT/MAL/14/00613 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre) Condition 11 - Modelling of Asheldham Brook – Approved 23.11.2018

18/05070/DET - Compliance with conditions notification OUT/MAL/14/00613 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre) Condition 14 - Archaeological Assessment – Approved 22.05.2018

18/05141/DET - Compliance with conditions notification of application OUT/MAL/14/00613 allowed on appeal APP/X1545/W/15/3132936 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre). Condition 13 - Flood response plan. Condition 17 - Lighting strategy – Approved 29.10.2018

18/00752/RES - Reserved matters application for the approval of access, appearance, landscaping, layout and scale on planning application OUT/MAL/14/00613 which was allowed on appeal APP/X1545/W/15/3132936 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre.) – Approved 23.11.2018

20/05114/DET - Compliance with conditions notification 14/00613/OUT allowed on appeal APP/X1545/W/15/3132936 (Creation of a new Northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre.) Condition 19 - Highway works – Approved 08.12.2020

3. The development shall proceed in compliance with the agreed phasing schedule as approved as part of 18/05015/DET.
REASON To ensure that amelioration and enhancement benefits are delivered to an appropriate timescale.
4. No existing trees within the site or overhanging the site shall be felled, cut back, damaged or removed, unless otherwise first agreed in writing with the local planning authority.
REASON To ensure the development blends in, in accordance with Policies S1, S8 and D1 of the approved Local Development Plan and the NPPF.
5. The protective fencing and ground protection approved as part of 18/05015/DET 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.

REASON To ensure that the proposed development blends in, in accordance with Policies S1, S8 and D1 of the approved Local Development Plan and the NPPF.

6. The development shall be carried out in accordance with the foul drainage details approved as part of 18/05015/DET and shall be maintained and retained in that form thereafter.

REASON To prevent water runoff and flooding, in accordance with Policy D5 of the approved Local Development Plan and the NPPF.

7. The surface water drainage scheme, including means of attenuation and disposal of surface water from the site, the use of SuDS, an implementation time table and future management of the scheme, approved as part of 18/05015/DET shall be carried out in accordance with the approved details.

REASON To prevent water runoff and flooding, in accordance with Policy D5 of the approved Local Development Plan and the NPPF.

8. The new on-site culvert in Asheldham Brook shall be managed and maintained in accordance with the details as approved as part of application 18/05022/DET.

REASON To prevent water runoff and flooding, in accordance with Policy D5 of the approved Local Development Plan and the NPPF.

9. The Flood Response Plan approved as part of 18/05141/DET shall be made available to all prospective occupiers prior to their first occupation of any dwelling.

REASON To ensure that future occupiers are aware of the Flood Response Plan, in accordance with Policy D5 of the approved Local Development Plan and the NPPF.

10. The development shall be carried out and completed in accordance with the ecological mitigation scheme approved as part of application 18/05015/DET.

REASON To ensure that the proposed development protects flora and fauna, in accordance with Policy N2 of the approved Local Development Plan and the NPPF.

11. With the exception of domestic garden/security lighting for each dwelling, the development shall be completed in accordance with the lighting strategy approved as part of 18/05141/DET and once implemented shall be retained in accordance with the approved scheme.

REASON To prevent light pollution, in accordance with Policies D1 and D2 of the approved Local Development Plan and the NPPF.

12. The Construction Method Statement approved as part of application 18/05015/DET shall be adhered to throughout the construction period.

REASON A construction method statement will ensure that development minimises inconvenience to local residents, in accordance with Policies D1 and D2 of the approved Local Development Plan and the NPPF.

13. The development shall be carried-out in accordance with the highway works approved as part of 20/05114/DET within 3 months of the occupation of the 80th dwelling and retained as such thereafter.

REASON To ensure the highway works are carried out in the interests of highway safety, in accordance with Policies T1 and T2 of the approved Local Development Plan.

14. The two bus stops approved as part of 18/00752/RES shall be retained as approved.

REASON To ensure the bus stops are installed to maximise use of public transport, in accordance with Policy T2 of the approved Local Development Plan and the NPPF.

15. The development shall be carried out in complete accordance with the air quality assessment and mitigation measures approved as part of 18/05015/DET and retained as such thereafter.

REASON To ensure air quality is not harmfully affected by the proposed development in the interest of public health and convenience, in accordance with Policies D1 and D2 of the approved Local Development Plan and the NPPF.

16. The development of the site shall be carried out in accordance with the superfast broadband strategy approved as part of 18/05015/DET.

REASON To ensure provision is made during construction for ducting for broadband in the interest of public health and convenience, in accordance with Policy S1 of the approved Local Development Plan and the NPPF.

There being no further items of business the Chairman thanked all for their contributions and closed the meeting at 6.53 pm.

N J SKEENS
CHAIRMAN