



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
10 MARCH 2021**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor J V Keyes
Councillors	M F L Durham, CC, Mrs J L Fleming, K W Jarvis, C P Morley and Miss S White
In Attendance	Councillor C Morris

298. 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. She took Members through some general housekeeping issues, together with the etiquette for the meeting and then asked Officers present and Councillors in attendance to introduce themselves.

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

299. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R H Siddall.

300. MINUTES OF THE LAST MEETING

RESOLVED by assent, that the Minutes of the meeting of the Committee held on 10 February 2021 be approved and confirmed.

301. DISCLOSURE OF INTEREST

Councillor M F L Durham, CC declared a non-pecuniary interest as a Member of Essex County Council who are statutory consultees on a variety of matters relating to the Planning process.

302. 20/00638/FUL - THE ESSEX WILDLIFE TRUST NATURE RESERVE, BLUE HOUSE FARM, BLUE HOUSE FARM CHASE, NORTH FAMBRIDGE

Application Number	20/00638/FUL
Location	The Essex Wildlife Trust Nature Reserve, Blue House Farm, Blue House Farm Chase, North Fambridge
Proposal	Construction of an earth bund measuring 2,140m around the perimeter of the site (0.5m high and 4m wide) and approximately 3000m of foot drains/ditches around the site and through the site (3m wide and 0.5m deep). Twelve shallow scrapes approximately 2,500m ² each with a maximum depth of 0.5m. Break-up agricultural land drains at the edge of the site. Construction of concrete, boarded sluice.
Applicant	Essex Wildlife Trust
Agent	N/A
Target Decision Date	15 March 2021
Case Officer	Kathryn Mathews
Parish	PURLEIGH AND NORTH FAMBRIDGE
Reason for Referral to the Committee / Council	Major Application

Following the Officer's presentation, concerns were raised around surface water and flooding issues within the village. The Officer confirmed that there were no anticipated issues in terms of surface water drainage expected off-site as a result of the application.

The Chairman moved that the application be approved subject to the conditions as detailed in Section 8 of the report. This was duly seconded and upon a vote being taken it was unanimously 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.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings:
 - Location Plan.
 - Water Retention Plan Map1 – West Section; Map 2 – Central Section and Map 3 – East Section.
 - Cross sections
- 3 The sluice shall not be constructed until details of its design have been submitted to and approved in writing by the local planning authority. The sluice shall be constructed in accordance with the approved details and retained as such in perpetuity.
- 4 No fencing or other means of enclosure (including a predator fence) shall be erected unless details of the location, height and design of the means of enclosure has been submitted to and approved in writing by the local planning authority. The means of enclosure shall be erected in accordance with the approved details and retained as such in perpetuity.

- 5 There shall be no exportation from the site of any material excavated from the site and no importation of material to the site to raise existing ground levels.
- 6 All loading / unloading / reception and storage of building materials and the manoeuvring of all vehicles, including construction traffic shall be undertaken within the Blue House Farm nature reserve, clear of the public highway.
- 7 No development including any site clearance or groundworks of any kind shall take place within the site until an archaeological assessment by an accredited archaeological consultant has been submitted to and approved in writing by the local planning authority to establish the archaeological significance of the site.
- 8 No development including any site clearance or groundworks of any kind shall take place within the site until a programme of archaeological work by an accredited archaeological contractor has been carried-out in accordance with a written scheme of investigation, informed by the archaeological assessment required by condition 7 above, 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.
- 9 No development shall take place unless and until a construction management plan has been submitted to and approved in writing by the local planning authority. The construction management plan shall include the following:
- (i) the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:
 - a. no waste materials should be burnt on the site, instead being removed by licensed waste contractors;
 - b. control measures for mud and dust from site operations and ensuring no dust emissions leave the boundary of the site;
 - c. lighting arrangement for the site during construction;
 - d. consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
 - e. hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.
 - (i) prevent the pollution of ground and surface waters. This will include the location of any hazardous materials including fuel from vehicles and equipment.
 - (ii) where any soils that are known to be contaminated are being excavated or exposed a site waste plan shall be prepared in order to store, treat and dispose of the materials in accordance with the waste duty of care.
- 10 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (December 2020), hereby approved.
- 11 A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.

- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

- 10 No development shall take place unless and until a flood warning and evacuation plan for the construction period has been submitted to and approved in writing by the local planning authority. The development shall be carried-out in accordance with the approved details.
- 13 No floodlighting or other external form of illumination of the site shall be provided during construction.
- 14 Construction works shall be carried out only during the months of October and/or November.

303. TPO 15/20 - LAND TO THE WEST OF THISTLEY CLOSE, GOLDHANGER

Application Number	TPO 15/20
Location	Land to the West of Thistley Close, Goldhanger
Proposal	Confirmation of TPO 15/20
Owner	Mr & Mrs Peircy, Three Thistles, Thistley Close, Goldhanger, CM9 8AU
Confirmation by	17.03.2021
Case Officer	Sophie Mardon
Parish	GOLDHANGER PARISH
Reason for Referral to the Committee / Council	Decision on confirmation of a Tree Preservation Order as per the Council's scheme of delegation

Prior to the Officer presentation Members were advised that where the report referenced Tolleshunt D'Arcy Parish Council this should be Goldhanger Parish.

The Chairman moved the recommendation as set out in the report and this was duly seconded.

In response to a question, the Officer confirmed that the Tree Evaluation Method for Preservation Orders (TEMPO) assessment score for the T1 (Oak tree) was 14 out of 25.

Members were reminded that the issuing of a TPO did not stop management works happening in the future and is served to protect the tree and the amenity of the street scene for the immediate future.

There being no further debate the Chairman put the proposal to confirm Tree Preservation Order 15/20 and upon a vote being taken it was confirmed.

RESOLVED that Tree Preservation Order 15/20 be **CONFIRMED** with the following modifications.

1. Amendment to the Schedule to remove T2 (Pine tree) from the order at **APPENDIX 1.**
2. Amendment to the location plan to remove T2 (Pine tree) from the order, at **APPENDIX 2.**

There being no further items of business the Chairman closed the meeting at 6.34 pm.

MRS M E THOMPSON
CHAIRMAN