

CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to  
**DISTRICT PLANNING COMMITTEE (SPECIAL)  
5 AUGUST 2021**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>21/00479/FUL</b>
<b>Location</b>	Land North Of Marsh Road, Burnham-On-Crouch, Essex
<b>Proposal</b>	Residential development comprising the construction of 58 residential dwellings (Use Class C3) public open space, landscaping and associated infrastructure (Revised proposals to that already approved under FUL/MAL/19/01208 to provide 15 additional dwellings, a revised dwelling mix and alterations to the layout)
<b>Applicant</b>	Taylor Wimpey (East London)
<b>Agent</b>	Mr Oli Milne – Savills
<b>Target Decision Date</b>	26.08.2021
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>Burnham Town Council</b>
<b>Reason for Referral to the Committee / Council</b>	Major application Strategic site within the Local Development Plan

**4 MAIN RELEVANT POLICIES (PAGES 20-21)**

**4.1 National Planning Policy Framework (NPPF) 2021**

The most up-to-date version of the NPPF is 2021. The updated paragraph numbers are as follows:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 60-67 Delivering a sufficient supply of homes
- 92-103 Promoting healthy and safe communities
- 119-123 Making effective use of land
- 124-125 Achieving appropriate densities
- 126-136 Achieving well-designed places
- 152 – 169 Meeting the challenge of climate change, flooding and coastal change
- 174 - 188 Conserving and enhancing the natural environment
- 189 - 208 Conserving and enhancing the historic environment

#### 4.5 Necessary Associated Infrastructure Improvements Required and/or Affordable Housing

4.5.1 Following the receipt of a consultation response from Essex County Council (ECC) Education, the following Heads of Terms can be detailed:

- Primary Education Contribution of £238,298;
- Secondary Education Contribution of £238,298;
- Library enhancement contribution of £3578.80.

Note: The financial contributions to be secured may need to be adjusted to take into account the sums already secured as part of the previous planning permission 19/01208/FUL.

### 5 MAIN CONSIDERATIONS (PAGES 21-35)

5.13.6 This paragraph incorrectly refers to ‘the parking issue referred to above’.

5.15.5 Further information regarding surface water drainage has been received and the ECC Sustainable Drainage Systems (SuDS) Team re-consulted. A response has not been received at the time of writing, but a verbal update will be provided if one is received, as is expected, prior to the Committee.

#### 5.19 Pre-Commencement Conditions

5.19.1 Conditions 10, 11, 12 and 13 proposed require details to be submitted prior to the commencement of development. Agreement to these conditions has been gained from the applicant.

### 7 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 35-39)

#### 7.2 External Consultees

Name of External Consultee	Comment	Officer Response
ECC Highways	No response.	A verbal update will be provided if a response is received, as is expected, before the Committee
ECC SuDS Team	No response received at the time of writing following the receipt of further information.	A verbal update will be provided if a response is received, as is expected, before the Committee.  However, a condition requiring approval of these additional/revised details is recommended in case the holding objection is not removed before the application is determined.

<b>Name of External Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Environment Agency	No response.	
ECC Education	A financial contribution towards early years education is not required but a financial contribution of £238,298 towards primary education provision and £238,298 towards secondary school education provision is required. No contribution towards school transport is required but a financial contribution of £3,578.80 is requested towards local library enhancements.	Noted.
Essex and Suffolk Water	No response.	
Essex Wildlife Trust	No response.	
Essex Bat Group	No response.	

### 7.3 Internal Consultees

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Specialist – Environmental Health	No objections subject to the imposition of a condition requiring a schedule of glazing and ventilation for bedrooms and living rooms.	Noted – this condition is already included in the list of conditions recommended (condition 32).
Arboricultural Consultant	The tree report identifies the trees and quality in an acceptable manner. The trees indicated to be removed can be compensated for with new planting. A tree protection method statement will be required to detail the protection measures to be implemented, supervision schedules etc in accordance with BS5837:2012. The soft landscape plan and details is considered acceptable, using species to complement the site and surrounds, offering seasonal interest and benefit for wildlife. My only comment would be that consideration into placing root barriers where trees are shown to be planted in confined areas with hard standing around them e.g. parking spaces, and adjacent to paths. This detail should be added to prevent future root growth impacting on the surface and causing pressure to have the tree removed.	Noted – a Tree Protection Plan was submitted as part of the application. Details of root barriers could be secured through the imposition of a condition as recommended below.
Waste Management Officer	No response.	

**9 PROPOSED CONDITIONS, INCLUDING HEADS OF TERMS OF SECTION 106 AGREEMENT (PAGES 40-49)**

**CLARIFICATION ON THE FOLLOWING HEADS OF TERMS OF SECTION 106 AGREEMENT**

2. To pay a financial contribution towards primary and secondary educational provision and library enhancement as set out above.

Note: The financial contributions to be secured may need to be adjusted to take into account the sums already secured as part of the previous planning permission 19/01208/FUL.

**PROPOSED CONDITIONS**

The list of drawings referred to in condition 2 should read as follows:

- 2 The development hereby permitted shall be carried out and retained in complete accordance with following approved drawings:
- 18.1318.1010 Rev.D SITE LAYOUT
  - 18.1318.2000 Rev.B MATERIAL PLAN
  - 18.1318.2001 Rev.B HEIGHT PLAN
  - 18.1318.2002 Rev.B REFUSE STRATEGY
  - 18.1318.2003 Rev.B PARKING
  - 18.1318.2005 Rev.B GARDEN AREA [reference corrected]
  - 18.1318.2006 Rev.B TENURE DISTRIBUTION PLAN
  - 18.1318.4000 NA32 PLANS AND ELEVATIONS
  - 18.1318.4010 Rev.B NA21 PLANS AND ELEVATIONS
  - 18.1318.4020 Rev.B NA21 V1 PLANS AND ELEVATIONS
  - 18.1318.4030 NT30 PLANS AND ELEVATIONS
  - 18.1318.4040 NT31 PLANS AND ELEVATIONS
  - 18.1318.4050 Rev.B WOODMAN PLANS
  - 18.1318.4060 Rev.C WOODMAN ELEVATIONS [revision number corrected]
  - 18.1318.4070 Rev.B V1 WOODMAN ELEVATIONS
  - 18.1318. 4080 Rev.A NA43 PLANS [revision number corrected]
  - 18.1318.4090 Rev.B NA43 ELEVATIONS
  - 18.1318.4100 Rev.A NT42 PLANS [revision number corrected]
  - 18.1318.4110 Rev.B NT42 ELEVATIONS
  - 18.1318. 5010 Rev.B NA22 PLANS AND ELEVATIONS
  - 18.1318. 5020 Rev.B NA22 V1 PLANS AND ELEVATIONS
  - 18.1318.5030 Rev.B NA34 PLANS AND ELEVATIONS
  - 18.1318.5050 FLAT PLOTS 49-54 PLANS AND ELEVATIONS
  - 18.1318.5060 FLAT PLOTS 55-60 PLANS AND ELEVATIONS

18.1318.8000 Rev.B SINGLE GARAGE

18.1318.8001 DOUBLE GARAGE

18.1318.8002 Rev.B CARPORTS

18.1318.8003 BIN AND CYCLE STORE

CSA/3734/145 Landscape Masterplan

3734\_141-Hard Landscape Proposals Sheet 1of2

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3734\_142-Hard Landscape Proposals Sheet 2of2

3734\_143- Soft Landscape Proposals Sheet 1of2

3734\_144-Soft Landscape Proposals Sheet 2of2

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

Additional condition:

- 36 Prior to the carrying-out of the soft landscaping scheme details of root deflectors 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.