



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**CENTRAL AREA PLANNING COMMITTEE
16 MARCH 2022**

Application Number	21/01334/FUL
Location	Police Station West Square Maldon CM9 5PA
Proposal	Change of use of former police station to Class E (Offices)
Applicant	Mr C Mills - TFP Financial Planning
Agent	Mrs Caroline Legg - Phase 2 Planning And Development Ltd
Target Decision Date	17.02.2022 Extension Of Time 18.03.2022
Case Officer	Hannah Bowles
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Director of Service Delivery Call In

1. **RECOMMENDATION**

APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. **SITE MAP**

Please see below.



3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is a corner plot and is in a visually prominent location on the eastern side of West Square at the junction of High Street, Gate Street and London Road. The site falls within the defined settlement boundary of Maldon, a town centre location and within a designated Conservation Area. The development surrounding the site is predominantly commercial with residential development located along London Road and Gate Street.
- 3.1.2 The site is occupied by a two-storey building with a basement area and is a non-designated heritage asset. The building is currently vacant but was last used as a police station in July 2017. The vehicular access to the site and car parking provision is located to the north west of the building and is accessed off Gate Street.
- 3.1.3 Planning permission is sought for the conversion of the building from a former police station to Class E(g) offices. The resulting commercial floorspace would amount to 371sqm.
- 3.1.4 The scale of the building in terms of width, height and depth would not be altered as a result of the proposal and no external changes are proposed, including the access to the site, the layout of the existing parking area and the level of hard and soft landscaping including the mature horse chestnut tree located to the north of the site, which would be retained. The only external addition is a proposed covered cycle store which is proposed to be sited to the rear of the building, to the east of the site. The submitted specifications set out that it would be a metal structure with transparent sides and roof, measuring 2.1m, by 2.1m, by 2.1m.
- 3.1.5 The proposed alterations to the building would be internal, with the proposed works resulting in the loss of the cells, a cell passage and some original walls and fireplaces. The resulting office building proposed would provide open and enclosed office space areas, a boardroom, meeting rooms, tea point / breakout areas, WC's, shower, locker and printing area.
- 3.1.6 The planning statement submitted with the application sets out that the proposed office building would accommodate approximately 12 full time and two part time employees at ground floor level and approximately 14 full time employees in total, spread over four separate offices at first floor level.
- 3.1.7 In terms of planning history, application 20/00270/FUL which proposed: '*Convert former police station into 5 self-contained apartments with associated parking and landscaping*', was refused by the Local Planning Authority (LPA) in October 2020 and the appeal was dismissed in August 2021. Given that the proposed works and policy position are significantly different in the assessment of an office use compared to a C3 use, it is considered that the previous application has limited relevance in the determination of this application, with the exception of the assessment against policy E3 (please see section 5.2).

3.2 Conclusion

- 3.2.1 The proposed change of use of the vacant building to offices is considered to have an acceptable impact on the conservation area and the existing building, which is a non-designated heritage asset, and it is not considered to have a detrimental impact on residential amenity. Further, given the town centre location the proposed parking provision is considered to be acceptable. Although the proposal does not comply

with criteria 2 of policy E3, the benefits of the scheme are considered to outweigh this conflict. The proposed development would bring a building which is in a non-designated heritage asset, in a prominent town centre location and would otherwise remain empty and continue to fall into a state of disrepair, back into a viable use. Further, the support towards employment generating uses is prominent within the Local Development Plan (LDP) and the National Planning Policy Framework (NPPF). It is therefore considered that the proposed development is in accordance with policies S1, S8, D1, D3, E1, E3 and T2 of the approved LDP.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework (NPPF) 2021, including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54-58 Planning Conditions and Obligations
- 81-85 Building a strong and competitive economy
- 86-91 Ensuring the vitality of town centres
- 104-113 Promoting sustainable transport
- 119-123 Making effective use of land
- 126-136 Achieving well-designed places
- 189-208 Conserving and enhancing the historic environment

4.2 Maldon District Local Development Plan (LDP) approved by the Secretary of State

- S1 Sustainable Development
- S5 The Maldon and Heybridge Central Area
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change and Environmental Impact of New Development
- D3 Conservation and Heritage Assets
- E1 Employment
- E3 Community Services and Facilities
- T1 Sustainable Transport
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Maldon District Design Guide Supplementary Planning Document (SPD)
- Maldon District Vehicle Parking Standards SPD
- Maldon Conservation Area Review and Management Plan

5. **MAIN CONSIDERATIONS**

5.1 **Principle of Development**

5.2 *Employment Use*

5.2.1 The Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the 1990 Act and paragraph 47 of the NPPF require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan comprises of the approved LDP.

5.2.2 The proposed development is for the conversion of an existing and vacant building, located within the settlement boundary and town centre of Maldon, to form offices.

5.2.3 The building is existing and was formally used a police station which ceased use in 2017, the building has remained empty since that time. Policies S1, S2 and S8 of the approved Maldon District LDP seek to support sustainable developments within the defined settlement boundaries. Policy S5 states that proposals for retail, office, housing, community, leisure uses, and other town centre uses will be supported where they contribute to the regeneration and diversification of Maldon Town Centre.

5.2.4 Furthermore, the NPPF encourages LPAs to promote a strong economy and urges LPAs to support the sustainable growth. Policy E1 of the LDP specifically states; *'Proposals to develop vacant employment sites and buildings, or to modernise or redevelop existing employment sites and buildings will be viewed favourably, especially where this supports the retention of existing businesses and/or provides employment space that meets the current needs.'*

5.2.5 The site is located within the settlement boundary and town centre of Maldon and it is currently in sui-generis use, which provides an employment generating use. The proposal, albeit offices falling within an E(g) use, whilst being significantly different in nature would continue provide an employment generating use and the subsequent office building could potentially accommodate 12 full time and two part time employees at ground floor level and approximately 14 full time employees in total, spread over four separate offices at first floor level. The proposal would also bring the currently vacant building back into a viable use and therefore would increase the likelihood of the building being used actively for employment purposes. Therefore, on this basis, the principle of an office in this location is acceptable, subject to compliance with the remaining policies of the LDP, which are considered below.

5.3 *Loss of a Community Facility*

5.3.1 The proposal would result in the loss of a building which as a police station is classed as a community service / facility. Therefore, the proposal must comply with policy E3 of the LDP.

5.3.2 Policy E3 states that the Council will seek to retain and enhance the provision of community services and facilities within the District, particularly where they are essential to the local community and that where a proposal will result in a loss of community services or facilities, an application will be required to demonstrate to the Council's satisfaction that:

- 1) *The existing business/service is not and cannot be made viable; and*
- 2) *Effective marketing has been undertaken to demonstrate that there is no viable and appropriate alternative community service based use.'*

- 5.3.3 It is accepted that the existing lawful use of the building as a police station has little likelihood of returning to being actively used with its current authorised use. The Planning Statement submitted with the application sets out that *'In respect of the Maldon site, its closure was due to fact that the building was no longer suitable for modern policing, no longer required for the future Essex Police Estates Strategy and declared surplus to operational requirements'*. Therefore, the proposal is considered to be in compliance with criterion 1 of policy E3 of the LDP.
- 5.3.4 In respect of criterion 2, it was established under the previously refused application, 20/00270/FUL that the building had not been effectively marketed for an employment or community use and this view was upheld by the Planning Inspectorate who dismissed the appeal concluding *'I find that there has not been reasonable or appropriate marketing of the appeal building over a sustained period of time at an appropriate price. The marketing has not therefore been effective, and it has not been demonstrated that an employment or community use for the building could not be found or that there is no need for either use. Consequently, the development would result in the unjustified loss of employment space and a community building contrary to the Council's development plan policies to retain such uses and sites. It would also conflict with objectives of the Framework to take account of local business needs and ensure that facilities and services are retained for the benefit of the community'*. It should be noted that given that the proposed use under the terms of this application is for employment purposes, it is not necessary for the proposal to be assessed against the criteria set out within policy E1.
- 5.3.5 In order to demonstrate compliance with criterion 2 of policy E3, the marketing of the building re-commenced at the end of August 2021 (approximately 6 months) and has been ongoing since that date. The application has been supported by details of the marketing that has been undertaken and a marketing report, which is contained within Appendix 2 of the submitted Planning Statement and a further report with relevant updates was submitted on 25 February 2022. The information provided is summarised as follows:
- The property has been advertised via Kemsley Property Consultants. The details were made available on Kemsley.com, Zoopla, EG PropertyLink, Movehut and EACH.
 - The marketing particulars are continuously circulated to our applicant databases targeting commercial and community occupiers in the Maldon area and wider.
 - Marketing boards were affixed to the first floor of the building from 6 September 2021.
 - The marketing report dated 8 December 2021 sets out the following:
 - 33 enquiries were been received, resulting in three separate group viewings, albeit with only seven parties having viewed.
 - Of the 33 enquiries received, 73% were from residential developers, seeking to convert the premises to residential. None of those have viewed noting the previous application being rejected for conversion to residential.
 - 27% of the interest has come from commercial owner-occupiers, which makes up the majority of those parties who have viewed.
 - There has been 0% interest received from any community groups or charitable organisations.
 - The marketing report dated 25 February 2022 sets out the following update:

- Most parties who have enquired are developers looking to convert the premises to residential accommodation.
- Since December, only one single new commercial enquiry for an office occupier has been received.
- There have been no new enquiries within the community sector or from local community groups/organisations.
- The new figures are a total of 41 enquiries having been received. Interest from residential developers has increased to 81%. A total of 19% of the interest has come from commercial owner-occupiers. There has been 0% interest received from any community groups or charitable organisations.
- The rental price is guided at £13.50 per sqft by way of a new lease for a term to be agreed, and with rent free offered, depending upon tenant's specific requirements. As the site is 3,993 sqft, this would equate to £53,905.50 per annum, or approximately £4,492 per month. The freehold is available at a guide price of £750,000.

5.3.6 The previous application was dismissed at appeal and the appeal decision stated, *'there has not been reasonable or appropriate marketing of the appeal building over a sustained period of time at an appropriate price'*. This application has not been supported by information to demonstrate how the guide price was calculated or to demonstrate that it was a comparable market rate for a community facility. It is noted that the freehold is available at £750,000 and no justification for this price has been provided, bearing in mind the guide price of the property was £700,000 during the previous marketing campaign (2018) and the building ultimately sold for £600,000 in July 2019. The guide price at £750,000 represents a 25% rise in the sale price since the sale in 2019 and this has not been clarified or justified. Although there may have been possible changes in market values, it is noted that the applicant has not submitted any evidence to demonstrate that the building has been marketed at a competitive value. This is particularly relevant given that it was previously considered that this figure was an inflated figure for an employment or community use.

5.3.7 Furthermore, it is highlighted by the applicant within the submitted Planning Statement *'the opportunity for alternative community uses were explored previously following closure of the police station, resulting in the building being nominated and registered as an Asset of Community Value (ACV) in October 2017. The moratorium period ended on 16 July 2018 and no interest or enquiries were made in this respect. This indicated no interest in a community use of the building'*. However, the Inspector for the appeal of application 20/00270/FUL stated *'It is also not clear whether or how the ACV status of the building was advertised or communicated to other potentially interested community groups. Even if the ACV process constituted 'marketing' I am not therefore satisfied that it was effective'*. It should be noted no further information in this respect has been forthcoming under the terms of this application and therefore, little weight is given to the latter.

5.3.8 On the basis of the above and having regard to the previous appeal decision for application 20/00270/FUL, it is not considered that the applicant has satisfactorily demonstrated compliance with criterion 2 of policy E3, namely that effective marketing has been undertaken to demonstrate that there is no viable and appropriate alternative community service based use. However, given that the guide prices (rent and freehold ownership) were not advertised on the marketing particulars, it is considered that some weight can be given to the fact the Senior Associate at Kemsley has confirmed that no there has been 0% interest received from any community groups or charitable organisations.

5.3.9 Given the above analysis, the proposed development would not meet criterion 2 of policy E3 of the LDP. However, the proposed conversion to an E(g) use would continue to provide an employment generating use and the support towards businesses and the local economy is prominent within the LDP and the NPPF. Furthermore, the development is for the use of a building which would otherwise remain empty, and it is noted that the building was last in an effective use in 2017. The building as an office would have the potential to accommodate 26 full time and two part time employees; this is considered to be a material consideration which weighs heavily in favour of the proposal. Furthermore, the comments from the Council's 'Strategic Theme Lead – Prosperity' are of note in this respect:

'Subject to suitable requirements to protect the nature of the building and its prominent position at the entry of the high street, I feel this application supports Policy E1 and would be a suitable use for this building. Appropriate consideration should be given to supporting sustainable travel and accessible access where possible. I feel this application should be supported'.

5.3.10 It is considered that the proposed development is for the use of a building which would otherwise remain empty and continue to fall into a state of disrepair and the main thrust of the national and government policy is to encourage the change of use of vacant buildings to bring them into viable uses such as in this instance. Given the above and the town centre location of the site, which is considered appropriate for an office use, the support towards employment generating uses contained within the LDP and the NPPF, and the support from the 'Strategic Theme Lead – Prosperity', it is considered that other material considerations outweigh the fact that the development would not meet all the criteria set in policy E3 of the LDP, in this instance.

5.3.11 Thus, given the above circumstances, the loss of the community facility is considered to be acceptable in this respect.

5.4 Design and Impact on the Character of the Area

5.4.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high-quality built environment for all types of development.

5.4.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account local design standards, style guides in plans or supplementary planning documents."

5.4.3 The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:

- a) Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;
- b) Height, size, scale, form, massing and proportion;
- c) Landscape setting, townscape setting and skylines;
- d) Layout, orientation, and density;
- e) Historic environment particularly in relation to designated and non-designated heritage assets;
- f) Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and
- g) Energy and resource efficiency.

5.4.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the Maldon District Design Guide (2017) (MDDG).

5.4.5 The application site is located within the conservation area of Maldon and the building proposed to be converted is a non-designated heritage asset. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to desirability of preserving or enhancing the character or appearance of the conservation area. Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Similarly, Policy D3 of the approved LDP states that development proposals that affect a heritage asset must preserve or enhance its special character, appearance, setting-including its streetscape and landscape value.

5.4.6 Policy E1 of the LDP states that design is one of the considerations if new provision for employment space or the expansion of existing employment areas is proposed outside the designated employment allocations.

5.4.7 The proposed development is for the conversion of the existing building into offices. The application site is a prominent corner plot located within the town centre and conservation area of Maldon. There are a mix of residential and commercial uses within the immediate surrounding area. Therefore, it is not considered that the conversion of the building to office accommodation would appear out of keeping in this part of the town centre.

5.4.8 The only external change relates to the addition of a covered cycle store, which has been sited in the courtyard area, screened from public view. The Conservation Specialist has raised no objections to addition of this element.

5.4.9 No further external changes are proposed to the external appearance of the building, layout, access, parking, landscaping or trees. Therefore, given that in addition to the latter an office building would remain in keeping with the established character of the area, no concerns in respect of the visual impact of the proposal on the site or surrounding area are raised.

5.4.10 As set out above the former police station has been included on the 'Local List of Heritage Assets for Maldon', which was formally adopted on 17 October 2019 following a period of public consultation and the site also falls within the Maldon Conservation Area.

5.4.11 The subject building has considerable architectural interest as a reasonably well-preserved early-20th-century police station of good architectural quality. It is a highly attractive landmark building, occupying a prominent position at an entrance to the most historic part of the High Street. As such it makes a very positive contribution to the special character and appearance of the Maldon Conservation Area.

5.4.12 In terms of the internal changes, it is considered that the removal of the cells and cell passage would be regrettable, as would the removal of some original walls and fireplaces. However, the interior has no protection, as a non-designated heritage asset. Therefore, this is not a material consideration in this instance. Overall, the proposed scheme is considered to preserve the established external character of the building and the contribution it makes to the character of the conservation area. The Council's Conservation Specialist has been consulted for their specialist views and they have confirmed that they have no objection to the proposal.

5.4.13 It should also be noted that the Inspector for the appeal concluded that the proposal would have a positive effect on the character and appearance of the conservation area, stating the following:

'The proposal would retain and meliorate the appearance of the principal external elevations and fenestration of the appeal building and bring it back into use. It would not materially alter the visual or physical relationship of the building to the listed buildings. This would be apparent in public views and in the context of nearby buildings, including the setting of the listed buildings.'

The development would therefore have a positive effect on the character and appearance of the conservation area and a neutral effect on the special architectural and historic interest of the listed buildings, including their settings [...] The proposal would therefore enhance the character and appearance of the conservation area and preserve the listed buildings and their settings.'

5.4.14 The visual enhancement of the conservation area is a further benefit that weighs in favour of the proposal.

5.4.15 Therefore, it is considered that the proposal is in compliance with the Section 72(1) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and policies D1 and D3 of the LDP.

5.5 Impact on Residential Amenity

5.5.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG.

5.5.2 The application site is located within the town centre of Maldon in area of mixed residential and town centre uses. Given that the proposed development forms a corner plot there is only one adjacent neighbouring property to the rear of the site '1 High Street' which provides commercial floor space at the ground floor and residential accommodation at first floor.

5.5.3 There would be no external changes to the building. Therefore, on this basis it is not considered that the proposed development would result in a loss of light or domination to the detriment of the surrounding properties.

5.5.4 In terms of overlooking and noise and disturbance, it is not considered that (subject to conditions) the proposed office use would generate a similar level of overlooking and noise and disturbance to that when the building was in use as a police station. Therefore, it would be unreasonable to object to the application on this basis and it is noted that the Council's Environmental Health Specialist has not objected to the proposal, subject to a condition restricting extraction or ventilation equipment being installed at the site, which has been recommended below.

5.5.5 Therefore, it is not considered that the development would represent an unneighbourly form of development or give rise to overlooking or overshadowing, in accordance with the stipulations of D1 of the LDP.

5.6 Access, Parking and Highway Safety

5.6.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

5.6.2 The application proposes 371sqm of office space. The Vehicle Parking Standards (VPS) recommend one space per 20sq m of office space which results in a requirement of 19 car parking spaces (rounded up). However, the application site is located within the town centre of Maldon and the VPS sets out the following:

'Where non-residential development is located as follows, the expectation will be that there is sufficient parking provision for staff and visitors within the site, to ensure that the operation of the development does not negatively impact on the surrounding road network or result in on-street parking:

- *Outside a town centre where there is available public car parking;*
- *Is not within 960m (12 minutes) walk of a train station;*
- *Is not within 640m (8 minutes) walk of a bus stop with a regular bus service.*

More or less parking than these standards may be justifiable and acceptable where other material considerations are taken into account, such as the need to maintain an active ground floor frontage, conservation area, the availability of alternative parking facilities, other viable modes of transport, design issues including the physical constraints of a site, proposed Travel Plan measures and target consumers'.

5.6.3 There is an existing parking area to the north east of the building which provides nine delineated car-parking spaces. However, they do not appear to be in line with the recommended bay size of 2.9m by 5.5m. However, the site is located in a town centre location where there are several public car parks within walking distance of the site (located on White Horse Lane, Friary Fields and Butt Lane). In addition, the town centre of Maldon is well served by public transport which would encourage the use of sustainable transport modes. Further, cycle parking would be provided within a covered shelter within the courtyard area to the rear of the site, in line with the adopted standards. Therefore, on balance, it is considered that it would be unreasonable to object to the application in respect of the shortfall of car parking provision.

5.6.4 Essex Country Council (ECC) Highways has been consulted and concur with the above assessment in terms of car parking, stating *'Having regard to the existing land*

use, parking restrictions on Gate Street and the surrounding streets, the close proximity of public transport services and the location to White Horse Lane public car park immediately to the southeast, the off-street parking provided for the proposal is considered appropriate'. Therefore, no objection in this respect is raised, subject to conditions which are considered to be reasonable and appropriate in this instance.

- 5.6.5 The vehicular access to the site is existing and in terms of access and highway safety, the ECC Highways have confirmed that the proposal as submitted is not considered detrimental to highway safety, capacity or efficiency, and therefore would be in compliance with policies T2 of the Local Development Plan.

5.7 Other Material Considerations

- 5.7.1 There is large Horse Chestnut tree to the north west of the existing building which is considered to positively contribute to the site and wider conservation area. The protection of this tree is considered to be important. The applicants have confirmed that the tree will remain in situ and there is no external development proposed that would detrimentally impact the tree. Given that the tree is protected as it is located within the conservation area of Maldon, it is not considered necessary to impose a condition in this respect, nor would it meet the six tests. Notwithstanding this, an informative has been recommended below to remind the applicants of its protected status.

6. ANY RELEVANT SITE HISTORY

- **20/00270/FUL** - Convert former police station into 5 self-contained apartments with associated parking and landscaping - **Refused and Appeal Dismissed.**

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	Recommend approval.	Noted.

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Highways	No objection subject to conditions.	Noted and discussed in section 5.6 of this report.

7.3 Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection subject to conditions.	Noted and conditions recommended below.
Conservation Officer	No objection.	Noted and discussed in section 5.4 of this report.
Strategy Theme Lead Prosperity	I feel this application should be supported.	Noted and discussed in section 5.3 of this report.

7.4 Representations received from Interested Parties (summarised)

7.4.1 **One** letter was received **in support** of the application and the reasons for support is set out in the table below:

Supporting Comment	Officer Response
I vehemently support this application as this will bring life back into a valued building of the community. I believe that the Police Station property is such an important part of the High Street, standing at the entry of the road, at the moment looking very dilapidated and from reading, has been confirmed as not fit for purpose with regards to modern policing. As this will bring a wider office space into the Maldon area, it will allow for local businesses to find a home on the High Street and within this community. Very much looking forward to this building being brought back to life and improving the aesthetic of the high street.	Comment Noted.

8. PROPOSED 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: 1912-100, 879-EDN-MH-GA02A Proposed Ground Floor Plan, 879-EDN-MH-GA02 Proposed First Floor Plan, 236A-1-000, 236A-G/236-OB-000, 1912-300, 1912-220 and 1912-301.
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 3 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), premises shall only be used for purposes falling within Use Class E(g)(i) of the Schedule to the Town & Country Planning Use Classes and for no other purpose.
REASON: In order to ensure the appropriate use of the site in the interests of protecting the amenities of adjacent occupiers and area and highway safety, in accordance with policies S1, S8, D1 and T2 of the adopted Maldon District

- Replacement Local Plan and guidance contained in the National Planning Policy Framework.
- 4 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: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy D1 and T2 of the LDP.
- 5 Prior to first beneficial use of the development, the cycle parking shall be provided in accordance with the details contained on plan reference 879-EDN-MH-GA02A Proposed Ground Floor Plan and the details contained within the document titled 'Specifications for Secure and Covered Cycle Parking'. The approved facility shall be secure, convenient, covered and retained at all times.
REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with policy D1, D2, D3 and T1 of the LDP.
- 6 The hours of operation of the, E(g)(i) unit hereby permitted shall be:
 - Monday to Friday - 0830 hours until 1730 hours
 - Saturday – No operation
 - Sundays and Bank holidays - No Operation
REASON: In order to ensure the protection of the amenities of adjacent occupiers, in accordance with policies D1 of the LDP and guidance contained in the National Planning Policy Framework.
- 7 No extraction or ventilation equipment shall be installed or fitted to any part of the building except in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The scheme as approved and installed shall be retained as such thereafter.
REASON: In order to ensure the appropriate use of the site and to protect the amenities of adjacent occupiers in accordance with policies D1 of the LDP and guidance contained in the National Planning Policy Framework.

INFORMATIVES

- 1 Please note that prior to any works to the horse chestnut tree, located on the north-west side of the site, you are required to notify the Local Planning Authority 6 weeks before carrying out works. The work may go ahead before the end of the 6-week period if the local planning authority gives consent.
- 2 All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be addressed for the attention of the Development Management Team at SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU or emailed to development.management@essexhighways.org
- 3 Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway.