



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
2 NOVEMBER 2022**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor J V Keyes
Councillors	Mrs J L Fleming, CC, S J N Morgan, R H Siddall and S White

1. CHAIRMAN'S NOTICES

The Chairman welcomed everyone present and went through some general housekeeping arrangements for the meeting.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M F L Durham CC, C P Morley and E L Stephens.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 5 October 2022 be approved and confirmed.

4. DISCLOSURE OF INTEREST

Councillor J V Keyes declared a non-pecuniary interest in item 6: 22/00881/FUL – Spar Hill Farm, Chelmsford Road, Purleigh, CM3 6QP as he had attended young farms with the applicant a number of years ago.

Councillor Mrs J L Fleming declared a registrable interest as a Member of Essex County Council who were statutory consultees. She also declared a registrable interest in agenda item 6: 22/00881/FUL – Spar Hill Farm, Chelmsford Road, Purleigh, CM3 6QP and advised that she would be leaving the chamber after the first application.

Councillor S White declared a non-pecuniary interest as she knew the applicant for agenda item 6: 22/00881/FUL – Spar Hill Farm, Chelmsford Road, Purleigh, CM3 6QP as he sat on Purleigh Parish Council which was in her Ward.

5. **22/00734/OUT - LAND WEST OF WILLOWS END STEPHENSON ROAD NORTH FAMBRIDGE**

Application Number	22/00734/OUT
Location	Land West of Willows End Stephenson Road North Fambridge
Proposal	Outline planning permission (with all matters reserved for future determination) for residential development of land for the erection of two dwellings (site area 0.2 Ha).
Applicant	Ms Alison Rampling
Agent	Mr John Pearce - Brooks Leney
Target Decision Date	11.11.2022
Case Officer	Hannah Dungate
Parish	NORTH FAMBRIDGE
Reason for Referral to the Committee / Council	Not Delegated to Officers as Departure from Local Plan

Members discussed the application and in response to questions raised the Specialist: Development Management highlighted sections within the report and provided clarification, including:

- that the site was located just outside of the North Fambridge settlement boundary and how recent appeal decisions had concluded that this area was 'relatively sustainable'.
- although the housing mix was not stated if Members were mindful to approve the application a condition to specify three-bedroomed dwellings only to meet the need of the district was suggested.
- specific details regarding access and design would be addressed at the Reserved Matters Stage.

Councillor R H Siddall commented on the application and noted it was sustainable development, close to the train station and other amenities and proposed that it be approved as per Officers' recommendation. This proposal was duly seconded and upon a vote being taken was agreed.

RESOLVED that this application be **APPROVED** subject to the applicant entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), to secure a necessary financial contribution towards Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy and subject to the following conditions:

- 1 The development shall be carried out in accordance with plans and particulars relating to the appearance, landscaping, layout and scale of the site (hereinafter called "the reserved matters"), for which approval shall be obtained from the local planning authority in writing before any development is begun. The development shall be carried out fully in accordance with the details as approved.
- 2 Application(s) for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
- 3 The development hereby permitted shall be begun within two years from the date of the final approval of the reserved matters. The development shall be carried out as approved.
- 4 The development shall be carried out in accordance with plan reference Location Plan (scale 1:2500) dated July 7 2022 as far as it relates to the access of the site.

- 5 The residential development hereby approved shall be single storey only.
- 6 No more than three bedrooms shall be provided per dwelling.
- 7 No works above ground level shall take place until written details of the proposed materials to be used in the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.
- 8 A Noise Risk Assessment shall be submitted in accordance with the Calculation of Railway Noise 1995 as part of the application(s) for the approval of the reserved matters referred to in Condition 2. The report shall include mitigation for any identified harm. The development shall be carried out fully in accordance with the details as approved.
- 9 The scheme to be submitted pursuant to the reserved matters shall make provision for car parking within the site in accordance with the Council's adopted car parking standards. Prior to the occupation of the development the parking areas shall be constructed, surfaced, laid out and made available for such purposes in accordance with the approved scheme and retained as such thereafter.
- 10 The landscaping details referred to in Condition 1 shall provide full details and specifications of both hard and soft landscape works which shall be submitted to and approved in writing by the local planning authority. Such details shall be submitted concurrently with the other reserved matters. These landscaping details shall include the layout of the hard-landscaped areas with the materials and finishes to be used together with details of the means of enclosure (fencing and boundaries), car parking layout, vehicle and pedestrian accesses. The details of the soft landscape works shall include 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 program. 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 commencement 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, 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.
- 11 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.

- 12 No works above ground level shall take place until details of the foul 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.
- 13 No works related to the alteration of ground levels at the site and no works above ground level shall occur until details of existing ground levels and proposed finished ground levels, and their relationship to the adjoining land, and floor levels 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.

At this point Councillor Mrs J L Fleming left the meeting and did not return.

6. 22/00881/FUL - SPAR HILL FARM, CHELMSFORD ROAD, PURLEIGH, CM3 6QP

Application Number	22/00881/FUL
Location	Spar Hill Farm, Chelmsford Road, Purleigh, CM3 6QP
Proposal	Construction of outbuilding for farm office and farm welfare facilities.
Applicant	Mr G Strathern
Agent	Mrs Melanie Bingham-Wallis
Target Decision Date	09.11.2022
Case Officer	Hannah Dungate
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call-in by Councillor S White citing Policy E4

Following the Officers' presentation, the Applicant, Mr Strathern addressed the Committee.

In response to questions, Officers highlighted the reasons for the recommended refusal of this application which included the lack of sufficient information to demonstrate justification for the proposal.

Following further discussion, Councillor S J N Morgan advised he didn't agree with how Policy E4 was applied and proposed that the application be approved, contrary to Officers' recommendation, citing Policy E4. This proposal was duly seconded. Following a discussion regarding reasons for approval Policies D1 – design and S1 – Sustainability were agreed. The Chairman advised that conditions would be delegated to Officers in consultation with the Chairman and Vice-Chairman of the Committee. She then put the proposal of approval to the Committee and upon a vote being taken this was duly agreed.

RESOLVED that this application be **APPROVED** subject to conditions, the details of which are delegated to Officers in consultation with the Chairman and Vice-Chairman of the Committee.

There being no other items of business the Chairman closed the meeting at 8.35 pm.

MRS M E THOMPSON
CHAIRMAN