



**MINUTES of
DISTRICT PLANNING COMMITTEE
27 OCTOBER 2022**

PRESENT

Chairman	Councillor K M H Lagan
Vice-Chairman	Councillor B B Heubner
Councillors	M G Bassenger, Miss A M Beale, V J Bell, Mrs P A Channer, M R Edwards, Mrs J L Fleming, CC, A S Fluker, M S Heard, C Mayes, S J N Morgan, S P Nunn, N G F Shaughnessy, R H Siddall, N J Skeens, P L Spenceley, C Swain, Mrs M E Thompson and S White

1. CHAIRMAN'S NOTICES

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

The Chairman advised that the Committee was following the Council's protocol regarding public participation and personally regretted that he could not allow more public participation on applications except as detailed in the protocols agreed by the Council. He commented that in his view these protocols needed to be revisited to allow more views and expansive open dialogue.

The Chairman advised that as per the precedent of this Committee he would be suspending Procedure Rule 8(3) the requirement to stand when speaking.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B S Beale MBE, R G Boyce MBE, M W Helm, W Stamp CC and Mrs J C Stilts.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the District Planning Committee held on 22 September 2022 be approved and confirmed.

4. DISCLOSURE OF INTEREST

Councillor Mrs J L Fleming disclosed a Registrable Interest as a Member of Essex County Council who were statutory consultees.

5. **22/00523/RESM - LAND AT BROAD STREET GREEN ROAD, MAYPOLE ROAD AND LANGFORD ROAD, HEYBRIDGE, ESSEX**

Application Number	22/00523/RESM
Location	Land At Broad Street Green Road, Maypole Road And Langford Road, Heybridge, Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity substations (Detailed); and (Viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline).
Applicant	Bellway Homes (Thames Gateway)
Agent	Catherine Williams - Savills
Target Decision Date	27.10.2022
Case Officer	Anna Tastsoglou
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan

It was noted from the Members' Update that an amended Garden Strategy Plan had been submitted and a consultation response received from Heybridge Parish Council. The Update also detailed a number of corrections to the Officers' report and revision to proposed conditions to reflect the latest changes incorporated into the scheme.

Following the Officers' presentation the Applicant, Mr Jamie McArthur on behalf of Bellway Homes addressed the Committee.

The Chairman moved the Officers' recommendation of approval as set out in the report and Members' Update. This proposal was duly seconded.

The Chairman asked Officers to note a request that where an application site crossed different Parish boundaries that all Parish Councils were consulted. Officers advised that this was in place.

A lengthy debate followed during which a number of questions were raised by Members and in response Officers provided the following clarifications:

- An Ecology report had been submitted with the application which set out all the biological enhancements proposed.

- If the applicant wished to make any changes to materials proposed they would have to submit a variation to what was being assessed.
- The application for the relief road had been granted as part of a previous application and this included mitigation to overcome any harm caused by noise. There was some discussion regarding additional noise mitigation relating to those houses adjacent to the relief road. Members were advised that the level of mitigation required was in accordance with building regulations, however Officers felt more was required and therefore a condition had been included relating to this.
- Officers had sought clarification from the applicant to justify that the location of the Early Years facilities within the local centre would not impact on other facilities and services or deliverability.
- The Conservation Officer had considered the impact on adjacent Listed Buildings and had suggested a change to the northern dwellings fenestration which had been incorporated into those dwellings
- The Highway impact assessment was submitted as part of the outline application and the impact of the houses on Broad Street Green Road had been considered acceptable at the time as well as being within the Local Development Plan (LDP) to delivery this amount of housing.
- A number of concerns were raised regarding the proposed three storey apartment block on Broad Street Green, it being out of keeping with and did not blend in with the residential area. In response, Members' attention was drawn to the building heights parameter plan which allowed buildings of up to three storeys in height. Officers also advised that the three-storey building would be some distance from Broad Street Green Road properties, not adjacent to any Listed Buildings and with a roundabout in between such properties. In response to a further question regarding fenestration, it was noted that if Members felt the properties fronting Broad Street Green should have traditional fenestration this could be imposed by way of a condition.
- Natural England had not provided any comments regarding the development. In response to a question regarding completion of a net biodiversity matrix it was noted that submission of this had not previously been requested and was only guidance, not a legal requirement.
- The Ecology Consultant had raised no objections and commented that there would be net biodiversity gain.

In response to concerns raised regarding the proposed three-storey development on Broad Street Green, Councillor Miss A M Beale proposed that the application be refused on the grounds of the basic structure and layout of the whole estate, particularly the development on Broad Street Green. The Chairman advised that there was already a proposal on the table that this had to be considered first, should it not be agreed alternative proposals could be considered at this point.

The Chairman then moved the motion to accept the Officers recommendation.

In accordance with Procedure Rule No. 13 (3) Councillor P L Spenceley requested a recorded vote. This was duly seconded, and the voting was as follows:

For the recommendation:

Councillors Mrs J L Fleming, A S Fluker, C Swain, Mrs M E Thompson and S White.

Against the recommendation:

Councillor M G Bassenger, Miss A M Beale, V J Bell, M S Heard, K M H Lagan, C Mayes, S P Nunn, N G F Shaughnessy, R H Siddall and P L Spenceley

Abstention:

Councillors Mrs P A Channer, M R Edwards, B B Heubner and S J N Morgan.

The Chairman advised that the Motion was lost and called for an alternative proposal.

Councillor R H Siddall referred to the height of the main block on Broad Street Green and proposed that the application be deferred to come back to this Committee with an amended plan. This proposal was duly seconded.

The Lead Specialist Place explained that Members could defer the application subject to further negotiations as concerns had been raised, however there was a risk of appeal regarding non-determination. Members could not defer the application requesting an amended plan as the developer could refuse to do this.

Councillor Siddall amended his proposal accordingly, the Chairman put this to the Committee and upon a vote being taken was agreed.

RESOLVED that this application be **DEFERRED** subject to further negotiations.

6. 22/00887/OUTM - LAND NORTH WEST OF 2 MALDON ROAD, BURNHAM-ON-CROUCH, ESSEX

Application Number	22/00887/OUTM
Location	Land North West of 2, Maldon Road, Burnham-On-Crouch, Essex
Proposal	Outline Application with all Matters of Detail Reserved for Future Determination (Except for Layout and Means of Access to the Site) to Extend Approved Retirement Community to North and East Including Additional Affordable Housing: Erect 203 Dwellings Comprising 143No. One, Two and Three-Bedroom Bungalows, 60No. One, Two, and Three-Bedroom Apartments in Two-Storey Buildings. Lay Out Estate Roads, Footpaths, Vehicle Parking and Surface Water Drainage Infrastructure Including Swales and Detention Basins. Form Public Open Spaces Including Greenway, Orchards and Allotments and Lay out Hard and Soft Landscaping
Applicant	Mr Ian Holloway - Think Green Land Limited
Agent	Mr Stewart Rowe - The Planning and Design Bureau Ltd
Target Decision Date	30.11.2022
Case Officer	Kathryn Mathews
Parish	BURNHAM TOWN COUNCIL
Reason for Referral to the Committee / Council	Major application

It was noted from the Members' Update that a consultation response had been received from Burnham Town Council along with a further 70 letters of objection. The Specialist: Development Management advised Members that since publication of the Members' Update a further letter of objection had been received but the only additional comments made were in relation to prejudicing the emerging Local Plan and that elderly homes should be spread out and not all in Burnham-on-Crouch. Officers had noted that could not be resolved, the application comments.

The Officer reported that a Biodiversity Net Gain Assessment had been received and it concluded that the development had the potential for over 95% area (the wider area) biodiversity net gain and 20% linear (waterways and hedgerows) biodiversity net gain. As there were a number of consultation responses that had not been received in relation to this application, Officers advised that the recommendation as set out in the report was made on the basis that no unresolvable objections were received prior to planning permission being issued. Should there be issues raised by consultees that could not be resolved, the application would be brought back to the Committee.

Following the Officers' presentation an objector Ms Coombes, Councillor Kevin Coles (on behalf of Burnham Town Council) and the Applicant Mr Rowe addressed the Committee.

The Chairman put the recommendation of approval as set out in the report to the Committee. This proposal was duly seconded.

At this point the Chairman advised Councillor N J Skeens that he was unable to debate this application due to a lack of planning training. In response, Councillor Skeens left the meeting at this point and commented that he had lost his democratic voice and requested that the Lead Specialist Place make suitable arrangements for training.

A lengthy debate followed during which Members raised a number of questions and some concern regarding the application. In response, Officers highlighted information contained in the report and provided the Committee with detailed information, including:

- Clarification that the majority of the site was in flood zone 1, the runoff rate would be no greater than currently on the site and any areas at risk had been assessed and appropriate measures proposed.
- The Local Housing Needs Assessment and Supplementary Planning Document identified the level of need in the District for this type of development. The need had been established and reference was made to a recent appeal decision on phase 2 of the overall development where the Planning Inspector had been conclusive on this matter.
- In response to a question whether Burnham-on-Crouch was the right place for this development as the area had taken more than a fair share of retirement properties, the Committee were advised that Officers were of the view that there were no defensible planning reasons to refuse on this basis.
- No consultation response had been received from Essex County Council (ECC) Highways, however Members were advised that the developer had offered to make further financial contribution towards improvements to the junction onto the main road in Burnham-on-Crouch to address any issues regarding capacity.
- The affordable housing proposed was also for elderly persons not general needs and priority would be given to those on the Maldon District Council Affordable Housing Needs Register.
- In respect of parking provision, the reserved matters application would need to include details of parking provision that accords with the adopted parking standards.
- Officers clarified that the density of the site was lower than the densities for phases one and two. There was a proposed relaxation to the minimum amount of private amenity space to be provided for each dwelling as the groups of bungalows were to be provided with areas of shared amenity space to give a communal feel. Members were advised by Officers that if they felt the application could only be accepted with full provision of private amenity, a

condition could be imposed requiring compliance with the Maldon District Design Guide, although this was unusual.

- Members were reminded that phase one included the provision of a medical centre and it was confirmed that it was to be a private facility, not NHS.

At this point the Chairman advised the Committee that he would be suspending Procedure 1(6)i regarding the time limits of meetings, referring to the important debate and need to extend the meeting past 10:30pm. This was duly noted.

Councillor A S Fluker commented on the application and then proposed that it be approved, as per Officers recommendation, but subject to consultation response from ECC Highways any other bodies (as Members may wish to include). This proposal was duly seconded.

The Chairman reminded the Committee that there was already a proposal on the table and asked if Members were seeking an amendment to this.

The Lead Specialist Place advised that he had heard Members' concerns regarding consultation responses and suggested that Members amend the recommendation to delegate approval to the Director of Service Delivery subject to there being no objections from ECC Highways, ECC Sustainable Drainage Strategy team and the Environment Agency. The inclusion of Ward Members was also mentioned at this point. The Chairman advised the revised wording would be to delegate approval of the application to the Director of Service Delivery in consultation with the Chairman of this Committee and Ward Members and subject to their being no objections from ECC Highways, ECC Sustainable Drainage Strategy team and the Environment Agency.

In accordance with Procedure Rule No. 13 (3) Councillor V J Bell requested a recorded vote. This was duly seconded.

Councillor M S Heard requested that an additional condition regarding the gardens conforming with the minimum amenity space being included. This was duly noted.

At this point the Chairman removed his earlier proposal and put the revised proposal of approval as he had detailed earlier with an additional condition regarding amenity space provision. This was duly seconded and the voting was as follows:

For the recommendation:

Councillors M R Edwards, Mrs J L Fleming, A S Fluker, M S Heard, B B Heubner, C Mayes, S J Morgan, S P Nunn, N G F Shaughnessy, R H Siddall, P L Spenceley, Mrs M E Thompson and S White.

Against the recommendation:

Councillors M G Bassenger, Miss A M Beale, V J Bell and K M H Lagan,

Abstention:

Councillor C Swain

RESOLVED that **APPROVAL** this application be **DELEGATED** to the Director of Service Delivery in consultation with the Chairman on this Committee and Ward Members subject to no objections being received from Statutory Consultees (Essex County Council (ECC) Highways, ECC Sustainable Drainage Systems and Environment Agency), all relevant parties first entering into a Section 106 Agreement and the imposition of the conditions recommended plus an additional condition requiring private amenity space provision to accord with minimum standards.

7. **22/00934/VAR - HALL FARM LAND AT 583941 203977, HAZELEIGH HALL LANE, HAZELEIGH**

Application Number	22/00934/VAR
Location	Hall Farm Land at 583941 203977, Hazeleigh Hall Lane, Hazeleigh
Proposal	Variation of condition 4 on approved planning permission 22/00261/FUL (The construction and operation of a solar photovoltaic farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping.)
Applicant	Mr James Hartley-Bond – Low Carbon Solar Park 1 Limited
Agent	Mr Jordan Martin – DWD Property and Planning
Target Decision Date	16.11.2022
Case Officer	Devan Hearnah
Parish	HAZELEIGH
Reason for Referral to the Committee / Council	Proposal is a 'development of strategic interest' as defined under the Scheme of Delegation

Following the Officers' presentation the Applicant, Mr Hartley-Bond addressed the Committee.

The Chairman moved the Officers' recommendation of approval and this was duly seconded.

Councillor A S Fluker provided some further information regarding this application and the previous one and then proposed that the application be approved.

Following some further discussion the Chairman put the proposed approval to the Committee and this was duly agreed.

RESOLVED that this 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 solar panels / solar array hereby permitted shall not exceed the limits contained within the approved Development Zone Plan Reference LCS033- DZ-01 rev 10
- 3 No development shall commence until full details (which must be within the parameters set out in the submitted Planning Design and Access Statement dated June 2022 Ref 15115 and completed by DWD Property & Planning) of the final layout, locations and dimensions, design, materials and colour (where appropriate) to be used for the panel arrays, inverters, substation, control building, switch room, CCTV cameras, fencing and any other components of the scheme shall be submitted to and approved in writing by the Local Planning Authority (LPA). The development shall only be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the use.
- 4 Full details of the provision and subsequent retention of both hard and soft landscape works, including the boundary planting, on the site 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. The details of the proposed landscaping shall include a vegetative screen. These details shall include:
 1. Details of the proposed vegetative screen and soft boundary treatments (including schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers / densities) shall demonstrate that the species of trees and shrubs shall be capable of

growing to a size, and density to provide the necessary screening of the site by the fifth year of the development. The agreed vegetative screen shall be retained for the lifetime of the development. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.

2. Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support.
3. Details of the aftercare and maintenance programme. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the first operation 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.
4. Hard landscape works: Details of hard surfacing, with materials finishing and edgings. The hard landscape works shall be carried out as approved prior to the first use / occupation of any part of the development hereby approved and retained and maintained as such thereafter.
5. If use of the hereby approved development should cease for the purposes of energy generation for a concurrent period exceeding six months or more, all the equipment and structures hereby approved shall be removed from the land and the site reinstated to its former condition. In any case, the Panels, associated structures, and infrastructure shall be removed at the latest by the 31 December 2065. Prior to the removal of any panels and equipment a scheme (to include timescales) for the reinstatement of the site to agricultural land alongside any retained ecological habitat areas shall be submitted to and approved in writing by the LPA. The site shall be reinstated in accordance with the approved details.
6. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
7. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the Local Authority archaeological advisors.
8. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the Local Planning Authority following the completion of the archaeological evaluation.
9. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the Local Planning Authority.
10. The applicant will submit to the Local Planning Authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a

- full site archive and report ready for deposition at the local museum, and submission of a publication report.
- 11 No development shall commence until a Construction Traffic Management Plan is submitted to and approved in writing by the Local Planning Authority to include the following:
- a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. wheel and underbody washing facilities
 - e. construction traffic routing
 - f. construction signage and traffic management measures. The development shall be carried out in accordance with the approved Plan.
- 12 Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 102 metres west and 2.4 metres by 122 metres west as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.
- 13 Prior to the commencement of any work on the site a joint inspection of the local road (A414) and the public right of way network which is to be used by construction vehicles should be carried out by the applicant and the Highway Authority, to include photographic evidence. The route should then be inspected again, after completion of the development, and any damage to the highway resulting from traffic movements generated by the application site should be repaired to an acceptable standard and at no cost to the Highway Authority.
- 14 The public's rights and ease of passage over public footpath's No.23 (Woodham Mortimer), No.41 (Maldon) and No's. 2, 3, 7, 8 (Hazeleigh) shall be maintained free and unobstructed at all times.
- 15 Prior to the commencement of the development a minimum 2.5m wide unobstructed buffer strip shall be left on both sides of the adopted routes of public footpaths No.2 and No.3 (Hazeleigh) to allow for grow of vegetation without obstructing the footpaths. The applicant or any successor in title will be responsible for the maintenance of the buffer strips.
- 16 During the construction phase of the development, banksman shall be present whilst vehicle cross public footpaths No.7, No.8 (Hazeleigh), No.23 (Woodham Mortimer), No.41 (Maldon).
- 17 As detailed within TN01, during the construction phase of the development banksman shall be present when vehicles route along public footpath No.23 (Woodham Mortimer). The banksmen shall be located at either end of footpath No.23's shared alignment with the access track. The banksman shall ensure no construction vehicles use the footpath when PROW users are present.
- 18 No works shall take place until a scheme to provide an enforceable and robust soil, grass, and/or land management plan to keep land in good condition has been submitted to, and approved in writing by, the LPA. The scheme shall subsequently be implemented as approved.
- 19 Prior to the first operation of the development a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities / frequencies, has been submitted to and agreed, in writing, by the LPA. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.
- 20 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the LPA.

- 21 The development hereby approved shall be carried out in accordance with the details set out in the submitted Flood Risk Assessment and Drainage Strategy, April 2022, and shall be fully implemented and in place prior to the first operation of the development hereby approved and retained for the lifetime of the development.
- 22 Prior to the commencement of development a detailed Arboricultural Method Statement providing specific detail on how the trees in and around the site will be protected during the construction of the development shall be submitted to and approved in writing by the LPA.
- 23 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the updated Reptile survey report (Cherryfield Ecology, June 2022), the Ecological Assessment Revision A (Landscape Science Consultancy, January 2022) and Addendum Report (Cherryfield Ecology, June 2022), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
- 24 Any works which will impact the breeding / resting place of Great Crested Newts, shall not in any circumstances commence unless the LPA has been provided with a GCN District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead.
- 25 Prior to the commencement of development 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) to include retained trees and Priority habitat (River Pant)
 - 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.
 - i) Containment, control and removal of any Invasive non-native species present on site. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority."
- 26 Prior to first operation of the development hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the LPA. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the LPA.

- 27 "A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the LPA prior to the first operation of the development hereby permitted. This should detail management measures to achieve the objectives of the BNG calculations outlined within the Biological Impact Assessment (BIA) (Cherryfield Ecology, February 2022). The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organisation responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and biodiversity implemented so that the development still delivers the fully functioning objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

- 28 No development shall commence until a Skylark Mitigation Strategy, to secure 8 skylark mitigation plots to compensate for the losses or displaced territories arising from the development, has been submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:
- a. Purpose and conservation objectives for the proposed Skylark nest plots;
 - b. Detailed methodology for the Skylark nest plots following Agri Environment Scheme option: 'AB4 Skylark Plots';
 - c. Locations of the Skylark plots in nearby agricultural land by appropriate maps and/or plans;
 - d. Persons responsible for implementing the compensation measure.
- No development shall commence until the approved Skylark Mitigation Strategy has been implemented to the satisfaction of the Local Planning Authority, and thereafter all features shall be retained for a minimum period of 10 years."
- 29 The Solar Panels hereby approved shall be of an anti-glare design.

There being no other items of business the Chairman closed the meeting at 10.39 pm.

K M H LAGAN
CHAIRMAN