MINUTES of
CENTRAL AREA PLANNING COMMITTEE
25 JANUARY 2023

PRESENT

Chairman	Councillor C Mayes
Vice-Chairman	Councillor N G F Shaughnessy
Councillors	Miss A M Beale, M S Heard, B B Heubner, K M H Lagan, S P Nunn, P L Spenceley, Mrs J C Stilts and C Swain

509. CHAIRMAN'S NOTICES

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

510. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor M R Edwards.

511. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 16 November 2022 be approved and confirmed.

512. DISCLOSURE OF INTEREST

Councillor Mrs J C Stilts declared a non-registrable interest in Agenda Item 5 as she was acquainted with the applicant and sat on a committee with him.

Councillors N G F Shaughnessy and S P Nunn declared a non-registrable interest on Agenda Item 5 as they too were acquainted with the applicant.

513. 22/01075/FUL - ALL SAINTS CHURCH OF ENGLAND PRIMARY SCHOOL, HIGHLANDS DRIVE, MALDON, CM9 6HY

Application Number	**22/01075/FUL**
Location	All Saints Church Of England Primary School, Highlands Drive, Maldon, CM9 6HY
Proposal	Single storey front extension, single storey rear extension, internal remodelling and alteration works.
Applicant	Mr Philip Brown - All Saints C Of E Primary School
Agent	Barker Associates - Barker Associates (Essex) Limited
Target Decision Date	30 January 2023
Case Officer	Hayley Sadler
Parish	**MALDON NORTH**
Reason for Referral to the Committee / Council	Related to a member of staff

Following the Officer's presentation, the Chairman opened the discussion.

A brief debate ensued where the consensus was one of support for this application. It was noted that the extension would upgrade and enhance the facilities of the school, were in keeping with its character and would not harm neighbouring amenity.

Councillor S P Nunn proposed that the application be approved in accordance with the Officer's recommendation, and this was seconded by Councillor K M H Lagan.

The Chairman put the recommendation to approve the application to the Committee and it was unanimously agreed.

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 accordance with the following approved plans and documents: BA P22-0577 101 Rev A, BA P22-0577 102 Rev A, P22-0577 103 Rev A, BA P22-0577 104 Rev A, P22-0577 105, BA P22-0577 106 Rev B, P22-0577 107
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
4. 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/ls and no lower than 1/ls. 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.

5. Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan, it must consider the following requirements:

The applicant should ensure 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) no dust emissions should leave the boundary of the site
c) consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site
d) 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.

If it is known or there is the likelihood that there will be the requirement to work outside of these hours or there will be periods where there will be excessive noise that will significantly impact on sensitive receptors Environmental Health at Maldon District Council must be notified prior to the works as soon as is reasonably practicable. The developer is advised to consult nearby sensitive noise premises and may be advised to apply for a Prior Consent under Section 61 of the Control of Pollution Act 1974.

Care must be taken to prevent the pollution of ground and surface waters. This will include during works and the location of any hazardous materials including fuel from vehicles and equipment.

Where any soils that are known to be contaminated are being excavated or exposed a site waste plan must be prepared in order to store treat and dispose of the materials in accordance with the waste duty of care. It is recommended that advice is sought from the Environment Agency on this matter.

Where there is requirement for dewatering the site, the relevant consent must be sought from the Environment Agency

Where there is a requirement to obstruct or alter watercourses a consent under section 23 of the Land Drainage Act must be obtained from Essex County Council.

There being no other business the Chairman closed the meeting at 7.40 pm.

C MAYES
CHAIRMAN