



**REPORT of
HEAD OF PLANNING SERVICES**

to
North Western Area
8th November 2023

MEMBERS' UPDATE

AGENDA ITEM NO. Item 5 -

Application Number	23/00021/FUL
Location	Land adjacent Eastholm, Latchingdon Road, Purleigh
Proposal	Erection of 2no. dwellings with associated landscaping and ancillary works.
Applicant	Jacob
Agent	Blaine McMahon – Scene Architects Ltd
Target Decision Date	15/11/2023 (EOT agreed)
Case Officer	Lisa Greenwood
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Member Call In by Councillor S White, reasons stipulated are Policies S1 and D1 of the LDP.

A response has now been received from the Council's Arboricultural Consultant, who advises that there are trees at the site, mainly to the border and on adjacent land. An Arboricultural Impact Assessment (AIA) and a draft Arboricultural Method Statement (AMS) have been submitted to support the application. If the proposed development is carried out in line with the methods included in the AIA and the draft AMS the trees should not be negatively impacted by the proposed works. If planning permission is forthcoming, a finalised AMS will be required and can be secured via the imposition of a condition on any consent.

The condition would read as follows:

CONDITION

No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection as follows:

- Finalised Arboricultural Method Statement (including drainage service runs and construction of hard surfaces).

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement

tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority. The tree protection measures shall be carried out in accordance with the approved detail.

REASON

To ensure the protection of and continued well being of trees in the interest of the amenity and environmental quality of the locality in accordance with Policies S1 and D1 of the Maldon District Local Development Plan (2017), and the policies and guidance contained in the National Planning Policy Framework (2023).