



**REPORT of  
HEAD OF PLANNING SERVICES**

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to  
North Western Area  
10<sup>th</sup> January 2024

**MEMBERS' UPDATE**

**AGENDA ITEM NO. Item 5 - Land adjacent Oaklands, Kelvedon Road, Great Totham**

The applicant has submitted a Construction Management Plan (CMP) to support the proposal. Whilst it is acknowledged that comments have not yet been received from the Highway Authority or the Council's Environmental Health Officer regarding the proposed CMP, a CMP for the previous approved scheme (22/00646/FUL), was approved by the Local Planning Authority on 6 July 2023 (planning reference 23/05081/DET).

The only notable difference between the two CMPs are the hours of operation for weekdays. The hours of operation for the approved plan are 08:00 – 18:00 on weekdays. The proposed plan suggests 07:30 – 18:00 on weekdays. Whilst this differs from that of the approved CMP, this satisfies the requirement for Condition 5, as stated in the Officer's Report.

It is therefore requested that Condition 5 is replaced with the following, to ensure the CMP is Implemented and to remove the requirement for the pre-commencement condition:

**CONDITION**

All ground works shall be in accordance with the submitted Construction Management Plan (CMP). The CMP shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To ensure that on-street parking does not occur and to ensure that loose materials and spoil are not brought onto the highway in the interest of highway safety and in the interests of protecting residential amenity, in accordance with Policies D1, D2, D5 and T2 of the Maldon District Local Development Plan (2017) and guidance contained within the National Planning Policy Framework.