



**REPORT of
CHIEF EXECUTIVE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
17th JULY 2017

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/17/00384
Location	Land Adjacent 67 Queen Street Southminster
Proposal	2 residential two bed cottages with associated car parking, landscaping and demolition of the existing garage.
Applicant	Mr Levy - Countryside Style Ltd
Agent	Mr C Wragg - Arcady Architects Ltd
Target Decision Date	23.06.2017 EOT 18.07.2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Parish Trigger

8. Additional Proposed Conditions

5. No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of 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.
Reason: To ensure that the details of the proposal are acceptable and in the interests of local amenity in accordance with policy BE1 of the Maldon District Replacement Local Plan.

6. No development shall commence until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be constructed prior to the first use/occupation of the development to which it relates and be retained as such thereafter.
Reason: To ensure that the details of the proposal are acceptable and in the interests of local amenity in accordance with policy BE1 of the Maldon District Replacement Local Plan.

Prior to commencement of the proposed development, details showing the proposed means of preventing the discharge of surface water from the development onto the



highway shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with policy T8 of the adopted Maldon District Replacement Local Plan, emerging policy T2 of the Submission version of the Local Development Plan and the guidance and principles of the NPPF.

7. No development including any site clearance or groundworks of any kind shall take place within the site until the applicant or their agents; the owner of the site or successors in title has secured the implementation of a programme of archaeological work from an accredited archaeological contractor in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the approved programme of archaeological work.

Reason: To protect the site which is of archaeological interest in accordance with policy BE17 of the adopted Maldon District Replacement Local Plan.

8. Prior to the first occupation of the proposed dwelling, the proposed vehicular access to serve both dwellings shall be constructed to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access. In accordance with policy T8 of the adopted Maldon District Replacement Local Plan, emerging policy T2 of the Submission version of the Local Development Plan and the guidance and principles of the NPPF.

9. Prior to the proposed access being brought into use, vehicular visibility splays of 83m by 2.4m by 83m as measured along, from and along the nearside edge of the carriageway, shall be provided on both sides of the centre line of the access and shall be maintained in perpetuity free from obstruction clear to ground.

Reason: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access. In accordance with policy T8 of the adopted Maldon District Replacement Local Plan, emerging policy T2 of the Submission version of the Local Development Plan and the guidance and principles of the NPPF.



10. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the local planning authority.

Reason: In the interests of the amenity of the area in accordance with policies BE1 of the Maldon District Replacement Local Plan.