



**REPORT of
CHIEF EXECUTIVE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
11 SEPTEMBER 2017**

Application Number	OUT/MAL/17/00752
Location	Land South Of Charwood Stoney Hills Burnham-On-Crouch Essex
Proposal	Proposed construction of 6 bungalows
Applicant	Think Green Energy
Agent	Mr Anthony Cussen - Cussen Construction Consultants
Target Decision Date	28 August 2017 (Date extension of time agreed:15 September 2017)
Case Officer	Anna Tastsoglou, TEL: 01621 875741
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017 Parish Trigger

1. **RECOMMENDATION**


APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. **SITE MAP**

Please see overleaf.

Land South Of Charwood, Stoney Hills, Burnham-On-Crouch
OUT/MAL/17/00752



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	South East Committee
	Date:	29/08/2017
	MSA Number:	100018588

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3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 Site description

3.1.1.1 The site abuts the rear boundaries of Myrtle Cottage, Anson and High Cook House and it shares the access point from the eastern side of Stoney Hills with Charwood, a large detached house located within the northeast corner of the Stoney Hills area. The site is located around 60m to the south of the shared access.

3.1.1.2 Currently the site is mainly covered by shrubs and grass and hedges along the north and east boundary of the site. Between Charwood and the application site there is a field. To the east there is a large open field. An informal public footway traverses the site.

3.1.1.3 Stoney Hills is located outside of the settlement boundary of Burnham-on-Crouch and it comprises mainly large detached dwellings, set within large plots. The area has been the subject of many redevelopment proposals over recent years which have changed its character, from a rural character to a more suburban style. The properties within the wider area are mainly individual detached bungalows which vary in terms of style, scale and form. There is no distinctive character or consistency in the area. Although the positioning of the houses would have been more linear in the past, following the redevelopment of the area, the front building line is no longer uniform and the overall character of the area has been turned into a more suburban residential area, with a large number of properties being accessed via cul-de-sacs.

3.1.2 Description of proposal

3.1.2.1 Outline planning permission with all matters reserved sought to erect six bungalows with associated off-street parking, amenity space and landscaping. A new cul-de-sac, providing access to the proposed dwellings is also proposed to be formed.

3.1.2.2 An indicative layout has been submitted along with a Design and Access Statement in support of the application.

3.1.2.3 The site is approximately 0.49ha. Following amendment, the proposed dwellings would have a footprint of 166.5sqm and would be served by an average of 357sqm amenity space.

3.1.2.4 As shown on the indicative site plan, one off-street parking space would be provided per dwelling and an additional two spaces to be used as visitor accommodation. Pedestrian access would be formed along either side of the proposed cul-de-sac.

3.1.3 Background of the application

3.1.3.1 It is noted that an application (Ref.no.:17/00383/OUT) to erect two bungalows at the land South of Charwood was previously approved by the Development Control Committee (19 June 2017). The current application has the same access point with the previously approved application; however, the size of the application has been increased towards the south to include an additional 0.13ha.

3.2 Conclusion

- 3.2.1 The proposed development is located outside the settlement boundary for Burnham-on-Crouch and so is in principle contrary to policies that seek to direct new residential development to established settlements. However, recent appeal decisions and approvals have resulted in new dwellings being permitted in the area which has resulted in a change to its character and appearance. Therefore, on the basis of the previous decision and redevelopment of the area, it is considered that the proposal would not result in a detrimental harm to the character of the area to such a degree as to warrant the refusal of the application. Other materials planning considerations would be fully assessed at the reserved matters stage.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- 7 - Three dimensions to sustainable development
- 8 - Roles of sustainable development
- 14 - Presumption in favour of sustainable development
- 17 - Core planning principles
- 29-41 - Promoting sustainable transport
- 47-55 - Delivering a wide choice of high quality homes
- 56-68 - Requiring good design
- 109-125 - Conserving and enhancing the natural environment
- 196-197 - Determining applications
- 216 - Weight of emerging plans

4.2 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- S1 - Sustainable Development
- S2 - Strategic Growth
- S8 - Settlement Boundaries and the Countryside
- D1 - Design Quality and the Built Environment
- D2 - Climate Change & Environmental Impact of New Development
- H2 - Housing Mix
- H4 - Effective Use of Land
- T1 - Sustainable Transport
- T2 - Accessibility
- N2 - Natural Environment and Biodiversity

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

- Essex Design Guide
- Car Parking Standards

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The application site lies beyond the development boundaries of Burnham-on-Crouch. Stoney Hills forms a separate ‘suburban’ style development extending into the open countryside.
- 5.1.2 Policies S1, S2 and S8 of the approved Maldon District Local Development Plan (LDP) seek to support sustainable developments within the defined settlement boundaries. This is to ensure that the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. It is clearly stated that outside of the defined settlement boundaries, Garden Suburbs and Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon.
- 5.1.3 It is noted that a number of new dwellings have been approved in the area in recent years, some of which on appeal. On each occasion it has been acknowledged that whilst the local highway is not adopted and provides no dedicated facilities for pedestrians, the area is considered to be in a sustainable location. It has also been acknowledged that the character of the area has evolved over time, so it is no longer an area of scattered residential development but a more suburban residential one.
- 5.1.4 In August 2016, an appeal against the refusal of planning permission for 4 x two bed bungalows on the land to the north of Charwood was allowed on appeal. In determining the appeal the Inspector considered that the character of the site was residential curtilage and that the proposed development would not impinge on the character of the adjacent rural area. A similar approach has been taken by inspectors who have recently allowed appeals against refusals for three dwellings to the rear of “The Hollies” (Ref. FUL/MAL14/00591), a further three dwellings to the rear of “Hillcrest” (Ref. OUT/MAL/16/00196) which lie a short distance to the west and an additional 5 bungalows between Appleberry and Linden Lea (Ref. OUT/MAL/15/01082). In addition, on 15 January 2015 the Council approved an application for a dwelling to the east of Charwood (Ref. OUT/MAL/14/01049). This final application has allowed the further expansion to the east of the urban grain, which is in a notional line with the eastern boundary of the application site.
- 5.1.5 As noted above, an application to erect two bungalows within almost the same site (just not as deep to the south as the current site) was previously approved by the Committee. It is, therefore, considered that the acceptability in principle of additional residential accommodation in this location has been established. It is, therefore, considered unreasonable for an application for residential accommodation of similar proportions and configuration to other nearby recently approved residential developments to be recommended for refusal by reason of resulting in a greater harm in the character of the area.

- 5.1.6 Given the recent planning decisions that have been made in respect of the application site and the sites adjacent to the application site, the principle of developing around Stoney Hills for residential purposes is considered acceptable.
- 5.1.7 Whilst the submitted layout is only indicative, it is reasonable to conclude that given the size and configuration of the site, six bungalows are likely to be able to be accommodated within the site, without result in in a development being at odds with its surroundings. The Council's Strategic Housing Market Assessment identifies that there is a particular need for smaller units and so the form of this development is to be welcomed.
- 5.1.8 The proposed six dwellings would be sited in line with the development located within the grounds of Charwood and the development previously approved on site. Therefore, the proposal would not result in the extension of built form or development out further than that has already been granted permission. The principle of the current proposal is similar in nature to the conclusions come to by Inspectors at various sites through Stoney Hills and the decision of the Council regarding the previous application on site (OUT/MAL/17/00383).

5.2 Design and Impact on the Character of the Area

- 5.2.1 Policy H4 of the Maldon District Local Development Plan (MDLDP) states that "*All development will be design-led and will seek to optimise the use of land having regard to the following considerations:*
- 1) *The location and the setting of the site;*
 - 2) *The existing character and density of the surrounding area;*
 - 3) *Accessibility to local services and facilities;*
 - 4) *The capacity of local infrastructure;*
 - 5) *Parking standards;*
 - 6) *Proximity to public transport; and*
 - 7) *The impacts upon the amenities of neighbouring properties.*"
- 5.2.2 The application is for an outline planning permission with all matters reserved for future consideration. All that is before the Council is an indicative site plan, an application form and a Design and Access Statement, providing limited information regarding the design, scale and overall appearance of the proposed six bungalows. A reserved matters application would be required to be submitted, if outline approval is to be granted and detailed matters of layout, scale and design would be dealt with at that stage.
- 5.2.3 As stated previously, the character of the area has significantly changed over recent years as planning permissions have been granted, or appeals upheld, on a number of sites within the wider area around the application site, so that the area is no longer characterised by scattered development where infilling has taken place. This has been noted and highlighted by a number of inspectors. Whilst the resultant change in character is undesirable and the increased number of dwellings proposed on a slightly larger site (from two to six) would add to the creation a more urban character, given that similar proposals were considered acceptable in the past from the inspectors and the Council, it is not considered reasonable to raise an objection in this instance.

5.2.4 In light of the above, it is considered that the development, as currently proposed, would not be out of keeping with the character of the area and it would not result in a greater impact to the grain of the area, from the previously approved application, such that to warrant refusal of the application on these grounds.

5.3 Impact on Residential Amenity

5.3.1 Policy D1 and H4 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight.

5.3.2 Given the size and siting of the proposed bungalows in conjunction with the size of the site, it is considered unlikely that there will be any demonstrable issues relating to overlooking, overshadowing or domination that cannot be resolved at the reserved matters stage.

5.4 Access, Parking and Highway Safety

5.4.1 The principle of an access from Stoney Hills for the development of this land and that to the north has already been established and the issue of off-street parking will be dealt with at the reserved matters stage. However, it is noted that as shown on the indicative site plan, one off-street parking space is proposed to be provided per dwelling. Given the location of the properties outside the defined settlement boundaries and the distance to the nearest local amenities and services, it is considered that the provision of one off-street parking space per dwelling would be inadequate to meet the needs of the future occupiers. This is a matter that will be fully assessed at the reserved matters stage and thus, given the size of the site, it is not considered reasonable to form a reason for refusal of the current application. A condition (7) has been imposed in that respect.

5.4.2 The Essex County Highways has requested a condition to ensure that there would be no obstruction to the public footpath that runs along the north part of the access point.

5.5 Private Amenity Space and Landscaping

5.5.1 Private amenity and landscaping issues would be dealt with in detail by way of reserved matters submissions. However, the site is likely to be capable of accommodating an acceptable level of private amenity space to meet the needs of the future occupiers. The size of the proposed dwellings would be also large enough to provide a good level of accommodation.

5.5.2 The provision of landscaping would be required in order to soften the appearance of the development. This element of the proposal would be dealt with as part of the submission of a reserved matters application.

5.6 Other Material Considerations

5.6.1 Concerns were previously raised with regard to the presence of protected species and contamination of the land. Both issues at recent appeal decisions for comparable sites have not been considered to be appropriate reasons for refusal. A pre-commencement condition in relation to submission of an ecological survey would be imposed as well

as a condition requiring an investigation and risk assessment to be carried out, in the event that contamination is found on site.

6. ANY RELEVANT SITE HISTORY

- **OUT/MAL/17/00383** - Proposed construction of two bungalows. Planning permission granted by members of the Development Control Committee on 19 June 2017.

(Wider area):

- **OUT/MAL/15/00978** - Land Rear Of Charwood Stoney Hills - Outline planning permission for a proposed development of 4no. two bedroom bungalows. – REFUSED [22.12.2015] – APPEAL ALLOWED [19.10.2016].
- **RES/MAL/15/00718** – Land Adjacent Charwood Stoney Hills - Reserved Matters application for the approval of appearance, landscaping and layout for the erection of one new dwelling. Following Approved Outline Planning Permission OUT/MAL/14/01049 - APPROVED [18.09.2015].
- **OUT/MAL/14/01049** – Land Adjacent Charwood Stoney Hills - One new dwelling - APPROVED [16.01.2015].
- **OUT/MAL/13/00674** – Land Adjacent Charwood Stoney Hills - Erection of one new dwelling - REFUSED [01.10.2013].
- **OUT/MAL/17/00103**– Land Rear Of Charwood Stoney Hills - Proposed development of two bungalows - APPROVED [11.04.2017].
- **FUL/MAL/14/00610** – Land Adjacent Myrtle Cottage Stoney Hills - Proposed new dwelling house - APPROVED [22.09.2014].
- **FUL/MAL/12/00775** – Myrtle Cottage Stoney Hills – New dwelling house – APPROVED [08.11.2012].
- **OUT/MAL/14/01152** – Land South Of Anson Stoney Hills - Two storey dwelling of an area of 232 square metres or 2500 sq feet – APPROVED [12.02.2015].
- **RES/MAL/15/00839** - Land South Of Anson Stoney Hills - Reserved Matters application for the approval of appearance, landscaping, layout and scale for a two storey dwelling of an area of 232 square metres or 2500 sq feet. Following approved outline planning permission OUT/MAL/14/01152 – APPROVED [12.10.2015].
- **FUL/MAL/14/00662** – Land Opposite Linden Lea Stoney Hills - Erection of Four Dwellings – REFUSED [02.09.2014].
- **FUL/MAL/14/00956** – Land Opposite Linden Lea Stoney Hills - Erection of Four Dwellings – APPROVED [12.02.2014].
- **OUT/MAL/12/01038** – Land Opposite Linden Lea Stoney Hills - Erection of Four Dwellings – APPROVED [12.03.2013].
- **OUT/MAL/15/00420** – Land Opposite Linden Lea Stoney Hills - Outline application for one dwelling including determination of access – REFUSED [02.09.2014] APPEAL ALLOWED [21.07.2016].
- **RES/MAL/16/01187** – Land Opposite Linden Lea Stoney Hills - Reserved matters application for the approval of appearance, landscaping, layout and scale OUT/MAL/15/00420 – APPROVED [22.12.2016].

- **OUT/MAL/15/00445**– Outline application for one dwelling including determination of access – ALLOWED ON APPEAL [31.10.2016].
- **OUT/MAL/15/01082**– Outline application for the erection of five bungalows in lieu of existing commercial and agricultural buildings. ALLOWED ON APPEAL [31.10.2016].

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham-On-Crouch Town Council	Object for the following reasons: <ul style="list-style-type: none"> • The proposal does not comply with the provisions for “Windfall Sites” in MDC’s Approved Local Development Plan & BTC’s Approved Neighbourhood Development Plan. • is outside the development envelope. • represents backland development. • represents a further reduction in the rural nature. • adds to the existing vehicle movement problems associated with this unmade unadopted highway and its feeder Mill Road. 	Comments noted and addressed in section 5 of the report

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council (ECC) Highway Authority	Stoney Hills is a private road; therefore, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority	Comment noted.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	subject to a requirement for the public's rights and ease of passage over public footpath no 5 (Burnham-on-Crouch parish) to be maintained free and unobstructed at all times.	

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection in principle. Contaminated land conditions shall be applied along with conditions about surface and foul water drainage.	Comments noted. Please see section 5.6 of the report.
Ecology Officer	No comments at the time of writing the report.	
Tree Officer	No comments at the time of writing the report.	

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Simon Griffin, 32A Mill Road, Burnham-on-Crouch
- L. Ing., Monksfield, Stoney Hills, Burnham-on-Crouch
- Nick Wood, Marbles Hills, Stony Hills, Burnham-on-Crouch
- P.Lacey, Long Ranch, Stony Hills, Burnham-on-Crouch

Objection Comment	Officer Response
Mill Road cannot cope with the amount of traffic. The ministry has already turned down applications due to over use of Mill Road.	The ECC Highways Authority has been consulted and raised no objection to the impact of the development on Mill Road.
The site notices have not been displayed in the correct position.	It is noted that a site notice posted near the land to which the application relates, in accordance with the statutory requirements.
Overdevelopment of the site.	The comments are addressed in sections 5.1 and 5.2.
Backland development.	

Objection Comment	Officer Response
Contrived development due to access arrangements. Traffic generations.	The Highways Authority has been consulted and raised no objection in relation to increased traffic or size of the highway.
The site has no access, sewerage, water or electricity.	Comments noted – secured by condition.
Concerns raised in relation different approach taken (refusal) to other development proposal within the District (such as Tillingham and Southminster) and Stoney Hills, where applications are approved.	It is noted that each application is assessed on its own merits. Furthermore, appeal decisions are material planning considerations and therefore, should be taken into consideration when determining an application.
The proposed development is inappropriate, unsustainable and unsympathetic.	The comments are addressed in sections 5.1 and 5.2.
Contrived development due to access arrangements.	The comments are addressed in section 5.4.
The proposed bungalows in the future will change to houses.	It is noted that Council should assess the development, as submitted. Any future changes to the appearance/scale of the development would require the submission of a separate application.
Wildlife habitats and vegetation would be affected by the development.	Comments noted – secured by condition.
Sewer system is overloaded.	Comments noted – secured by condition.
The development would adversely impact upon the amenities of the neighbours.	The comments are addressed in section 5.3.
The development would result in cramped living accommodation.	The comments are addressed in section 5.4.

8. PROPOSED CONDITIONS

- 1 Details of the access, appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.

The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

REASON: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place including any demolition or clearance works, until a comprehensive ecological survey of the site has been undertaken to ascertain if any protected species are present. The results of the survey shall be submitted to and approved in writing by the local planning authority along with details of the provision and implementation of ecological mitigation to protect any protected species if found to be present. The development shall be carried out and completed in accordance with the approved mitigation scheme.
REASON: To ensure that protected species are not harmed during the course of development and that appropriate mitigation measures are in place to protect any species found to be present on site in accordance with Policy N2 of the Maldon District Local Development Plan as submitted, and Government guidance as contained within The National Planning Policy Framework.
- 3 As part of the reserved matters details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers shall be 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 in perpetuity as such thereafter.
REASON: To ensure that the details of the development are satisfactory in accordance with policy D1 of the Maldon District Replacement Local Plan.
- 4 Unless otherwise shown to be removed on the approved plan all of the hedgerow boundaries shall be retained and maintained at all times thereafter.
REASON: To ensure that protected species are not harmed during the course of development and in the interest of the visual amenity of the area in accordance with policy D1 and N2 of the Maldon District Local Development Plan as submitted, and Government guidance as contained within The National Planning Policy Framework.
- 5 The public’s rights and ease of passage over public footpath no 5 (Burnham-on-Crouch parish) shall be maintained free and unobstructed at all times.
REASON: To secure continued public access to the designated public right of way in accordance with policy T2 of the Maldon District Local Development Plan.
- 6 The landscaping details referred to in Condition1 shall provide full details and specifications of both hard and soft landscape works which shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be submitted concurrently with the other reserved matters. These landscaping

details shall include the layout of the hard landscaped areas with the materials and finishes to be used together with details of the means of enclosure, car parking layout, vehicle and pedestrian accesses.

The details of the soft landscape works shall include schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers / densities and details of the planting scheme's implementation, aftercare and maintenance programme.

The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the Local Planning Authority.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first 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, 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.

- 7 REASON: To ensure that the details of the development are satisfactory in accordance with policy D1 of the Maldon District Development Local Plan. The scheme to be submitted pursuant to the reserved matters shall make provision for car parking within the site in accordance with the Council's adopted car parking standards. Prior to the occupation of the development the parking areas shall be constructed, surfaced, laid out and made available for such purposes in accordance with the approved scheme and retained as such thereafter.

- 8 REASON: To ensure appropriate parking is provided in accordance with the Council's adopted Vehicle Parking Standards. No development shall commence until details of existing ground levels and proposed finished ground, and its relation to the adjoining land, and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 9 REASON: To protect the amenities of the area in accordance with policy D1 of the Maldon District Development Local Plan. The development shall be single storey only comprising of one floor of accommodation and no more than 6 dwellings. The total floor area of the proposed bungalows and associated outbuildings shall not exceed 999sqm. REASON: To ensure that the development is as applied for and that it does not exceed the minimum threshold for affordable housing contribution in accordance with Policy H1 of the approved Maldon District Development Local Plan.

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a

remediation scheme must be prepared. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- REASON: To prevent the undue contamination of the site in accordance with policy D2 of the approved Maldon District Development Local Plan.
- 11 Development shall not commence until a scheme for the provision and implementation of surface water drainage incorporating Sustainable Urban Drainage Schemes (SUDs) and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of the development.
- REASON: To avoid the risk of surface water flooding of adjacent land in accordance with policy D5 of the Maldon District Local Development Plan.
- 12 Development shall not commence until details of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of the development.
- REASON: To avoid the risk of water flooding and pollution in accordance with policy D2 of the Maldon District Local Development Plan.

INFORMATIVES

- 1 The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours:
- No waste materials should be burnt on the site, instead being removed by licensed waste contractors;
 - No dust emissions should leave the boundary of the site;
 - Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
 - 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.
- 2 Waste Management
The applicant should consult the Waste and Street Scene Team at Maldon District Council to ensure that adequate and suitable facilities for the storage and collection of domestic waste and recyclables are agreed, and that the site road is constructed to accommodate the size and weight of the Council's collection vehicles.
- 3 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO2 - Essex Highways,
Springfield Highways Depot,
Colchester Road,
Chelmsford.
CM2 5PU.

- 4 You are advised that at least two off-street parking spaces shall be provided per dwelling, should the proposed bungalows comprise accommodation larger than one bedroom dwellings.