



**REPORT of  
CHIEF EXECUTIVE**

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

<b>Application Number</b>	<b>FUL/MAL/17/00275</b>
<b>Location</b>	Land Between Station Road And Canute Hall Fambridge Road Althorne Essex
<b>Proposal</b>	New wine warehouse and visitor facility
<b>Applicant</b>	Mr & Mrs Ross And Samantha Lonergan - Crouch Ridge Vineyard
<b>Agent</b>	Mr Juan Martinez - Inkpen Downie Architecture
<b>Target Decision Date</b>	8 May 2017
<b>Case Officer</b>	Ian Harrison, TEL: 01621 875751
<b>Parish</b>	<b>ALTHORNE</b>
<b>Reason for Referral to the Committee / Council</b>	Parish Trigger

**1. RECOMMENDATION**


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

**2. SITE MAP**

Please see overleaf.

**Land Between Station Road And Canute Hall, Fambridge Road, Althorne**  
**FUL/MAL/17/00275**



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	South East Committee
	Date:	29/08/2017
	www.maldon.gov.uk	MSA Number:

### **3. SUMMARY**

#### **3.1 Proposal / brief overview, including any relevant background information**

##### **3.1.1 Site description**

3.1.1.1 The application site consists of a 5.6 hectare parcel of land located to the south of Fambridge Road and to the east of Station Road to the south of the defined settlement boundary of Althorne.

3.1.1.2 The application seeks planning permission for a part two, part three storey building that would measure 16.3 metres wide at the north elevation, a maximum of 14.3 metres deep at east the elevation and 12.3 metres deep at the west elevation. The proposed building would feature a mono-pitched roof built to a maximum height of 7 metres at the south elevation and a minimum height of 4 metres at the north elevation. The main entrance would be positioned on the east elevation, featuring a pair of doors between two decorative metal panels. A balcony / terrace would be formed at the south east corner of the building to serve the second floor office space. The building would be 'set-in' to the ground with ground levels at and around the site being altered.

3.1.1.3 The proposed building would contain a wine cellar and storage area at lower ground floor level, a bar / tasting area at the main ground floor level and a small office at first floor.

3.1.1.4 To the north of the site is the residential property of Canute Hall which is a two storey dwelling that is located approximately 50 metres from its south boundary. To the east is a string of six holiday lets that are located 13.5 metres to the east of the building that is proposed by this application. The application site includes the vehicle access to Fambridge Road at the north of the site and the parking / courtyard area to the north of Althorne Hall Cottages and west of Althorne Hall Farm.

3.1.1.5 Following discussions during the course of the application, the applicant's agent has advised that they are willing to advance the proposal without any evening events which were originally proposed. The opening hours will therefore be limited to the daytime only.

#### **3.2 Conclusion**

3.2.1.1 The proposed development is located outside the defined development boundary of Althorne. However, the proposed development relates to the land-based activity occurring at the site, would enable the creation of employment opportunities and represent a tourist attraction. As such it is considered that the principle of development can be found acceptable.

3.2.1.2 The proposed development would have a visual impact on the countryside and the use of the site would have some impacts on the amenities of neighbouring residents through additional noise being generated at the site. However, it is considered that the visual impact has been mitigated through the course of the application through the appropriate re-positioning and design of the building and it is considered that conditions can be imposed to limit and mitigate the impact on the amenities of neighbouring residents. Therefore, having regard to all other matters set out below

including the letters of objection that have been received, on balance, it is considered that the proposal can be recommended for approval.

#### **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
- 28 - Supporting a prosperous rural economy
- 29-41 - Promoting sustainable transport
- 56-68 - Requiring good design
- 109-125 - Conserving and enhancing the natural environment
- 196-197 - Determining applications

##### **4.2 Approved Maldon District Local Development Plan (July 2012) Policies:**

- S1 – Sustainable Development
- S2 – Strategic Growth
- S7 – Prosperous Rural Communities
- S8 – Settlement boundaries and the Countryside
- D1 – Design Quality and Built Environment
- D2 – Climate Change and Environmental Impact of New Development
- D4 – Renewable and Low Carbon Energy Generation
- D5 – Flood Risk and Coastal Management
- E1 – Employment
- E4 – Agricultural and Rural Diversification
- E5 – Tourism
- N2 – Natural Environment and Biodiversity
- T1 – Sustainable Transport
- T2 – Accessibility

##### **4.3 Relevant Planning Guidance / Documents:**

- Car Parking Standards
- Essex Design Guide
- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Althorne Village Design Statement

## 5. MAIN CONSIDERATIONS

### 5.1 Principle of Development

- 5.1.1 The site is located outside the defined settlement boundary of Althorne and is therefore within the countryside which policy S8 requires to be “*protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty.*” The policy goes on to state that “*development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for.....b) employment generating proposals (in accordance with policy E1).....d) agriculture and forestry related development....f) rural diversification, recreation and tourism proposals.*”
- 5.1.2 The proposed development would be ancillary to the vineyard use of the site that falls within the statutory definition of agriculture. The application form states that there will be 12 full-time employees at the site and it is also considered that the proposal represents rural diversification and would represent a new tourist attraction. It is therefore considered that the proposal complies with policy S8 and is a development that can be undertaken within the countryside without representing a departure from the local development plan.
- 5.1.3 In addition, policy E4 states that “the Council will support the development of new buildings or activities associated with agriculture and other land-based rural businesses where 1) There is a justifiable and functional need for the building/activity, 2) The function of the proposed building / activity is directly linked, and ancillary to, the existing use; and 3) The building / activity could not reasonably be located in existing towns, villages or allocated employment areas”. The proposal entirely meets criteria 2 and it is considered that the unique selling point for the business proposed at the site is to showcase the activities occurring at the site and the produce of the site. It is therefore considered that the proposal also accords with criteria 1 and 3 of policy E4.
- 5.1.4 Policy E5 states that “the Council will support developments which contribute positively to the growth of local tourism in a sustainable manner and realise opportunities that arise from the District’s landscape, heritage and built environment”. The policy goes on to state that new tourist attraction, facilities and accommodation will be supported where it is demonstrated that there is an identified need for the proposal, the proposal is well connected to other tourist destinations, there will not be a significant impact on the character of the area and the quality of life of local people and there is not an unacceptably harmful impact on the natural and historic environment.
- 5.1.5 The majority of these matters will be assessed below. It is however relevant to consider the issue of the need for the proposal at this stage. The applicant highlights that *Food and drink services are seen as a key growth sector in the Maldon District Council Economic Strategy 2013-29*” and also states that the performance of the business has recently been commended by the Council, particularly given its potential to contribute to the growth of the Maldon District. Although not policies or actions of the Local Planning Authority, it is considered that these provide some context for the growth of the enterprise at the site which derives a need for ancillary developments to occur. It is also considered that this is relevant to the application of policies E4 and

E5 as this provides support for the development at the site rather than at any other location which would not be inherently linked to the land-based activities occurring at the site.

- 5.1.6 For these reasons and subject to the detailed considerations set out below, it is considered that the principle of the proposed development at the site can be supported.

## **5.2 Design and Impact on the Character of the Area**

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design sought to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that “*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*”.
- 5.2.3 Paragraph 64 also states that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.
- 5.2.4 This principle of good quality design is reflected to the approved Local Development Plan. The basis of policy D1 seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-
- a) *Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;*
  - b) *Height, size, scale, form, massing and proportion;*
  - c) *Landscape setting, townscape setting and skylines;*
  - d) *Layout, orientation, and density;*
  - e) *Historic environment particularly in relation to designated and non-designated heritage assets;*
  - f) *Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and*
  - g) *Energy and resource efficiency.*
- 5.2.5 It should be also noted that policies S2 and S8 seek to avoid new development outside defined development boundaries, and Policy D1 requires new development to be of a good standard of design and to contribute to and enhance local distinctiveness. Moreover policy S1 stats that the intention should be to “*Maintain the rural character of the District without compromising the identity of its individual settlements*”. Despite the references that have been received within the letter of representation, it is noted that the former development plan policies relating to Special Landscape Areas

and the Coastal Zone have not been directly replaced and therefore the assessment of the visual impact should relate primarily to the countryside and the setting of the site.

- 5.2.6 The Althorne Village Design Statement includes the land within ‘The Ridge’ designation and it is noted that the guidance within this document encourages the protection of the Special Landscape Area from damage by development, the conservation of the rural character of the area and the coastal zone, the conservation of panoramic long-distance views, the integration of existing development into the landscape and the sensitive siting and positioning of new farm buildings. Developments that would result in the loss of openness within the ridge are also discouraged.
- 5.2.7 The proposed building would sit on elevated land relative to the land to the south and west and therefore, the proposed building would be prominent and visible in views from the Crouch valley.
- 5.2.8 However, due to its positioning adjacent to other buildings including Canute Hall and Althorne Hall Cottages and the buildings being erected to the east of Althorne Hall Cottages, it is considered that the building would not appear as an isolated development within the countryside and this partially mitigates the impact of the building on the openness and character of the countryside.
- 5.2.9 Moreover, it is noted that the changing ground levels would be utilized to enable the first floor accommodation to be entered from ground level to the north of the site, with the lower ground floor (basement) being set at a level that reflects the ground to the south of the site. This therefore reduces the massing of the building when viewed from the north and also helps the building to sit comfortably within its setting. If approved, it would be appropriate to impose a condition to require details of ground levels to be submitted and agreed prior to the commencement of the development. The upper floor office space with a balcony to the south elevation would take the form of a mezzanine within the roofspace of the building and would therefore not cause the material increase of the size and bulk of the building.
- 5.2.10 The proposed building would be of modern design with a mono-pitched roof and contemporary materials unlike the surrounding buildings. The building would feature extensive glazing to the south and west elevations and therefore would be of visual interest. The elevations with less fenestration would face the neighbouring buildings to the north and in this respect would appear more alike a functional building, which would be reasonably expected in the countryside. Any views of the building from the public domain to the north and north east of the site would be limited due to the presence of the existing buildings between the proposed building and the public highway and where the building would be visible, it is considered that its height and detailing would not help it to appear similar to an agricultural building that would not be out-of-context in this location. Accordingly the visual impact would be acceptable.
- 5.2.11 From this basis, whilst the proposed building would have an impact on the character and appearance of the countryside, it is considered that views of the building would be obscured in some directions by existing buildings and where it would be visible it would be viewed against or adjacent to a backdrop of other buildings which ensures that the development would not be viewed as an isolated intrusion into the openness of the countryside. The design of the building is considered to be of suitable visual

interest when seen in distant views from the south and west, without becoming a dominant addition. For these reasons, it is considered that the impact of the development on the character and openness of the site and the countryside can be found acceptable.

### **5.3 Impact on Residential Amenity**

- 5.3.1 The basis of policy D1 of the approved Local Development Plan (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 The proposed building would be positioned approximately 50 metres from the south elevation of Canute Hall, but adjacent to the south boundary of that property. Due to the open rear elevation of the neighbouring property, it is apparent that the building would be conspicuous in views from that dwelling and would have an enclosing impact on the south end of the garden. Due to the separation distance from the dwelling, the proposed building would not cause a loss of light or outlook within the dwelling at the site. Furthermore, as there are no windows on the north elevation and dense vegetation and boundary treatments at the side boundary of Canute Hall, it is considered that the use of the building and the access to the building would not cause a loss of privacy or overlooking that would justify the refusal of the application. As there is no 'right to a view' within planning legislation it is considered that the impact of the proposal on the amenities of the property of Canute Hall would not be harmful to an extent that would justify the refusal of the application.
- 5.3.3 The neighbouring buildings to the east are used as holiday-let accommodation and as such the amenity expectations of the occupants of that building would be lowered. The proposed building would be 13.5 metres from the south west corner of that building and would therefore be visible from within that building and have some impact on the outlook from that building. However, due to the separation distance and the design of the building to feature a shallow mono-pitched roof and a single storey height at the north elevation, it is considered that the impact of the proposed development would not be sufficiently harmful by way of causing a loss of light or outlook to justify the refusal of the application on those grounds. The suitable positioning of the windows would also ensure that unacceptable overlooking from the development is not caused.
- 5.3.4 The Council's Environmental Health Officers raised concerns about the potential for noise to be generated at the site to the detriment of the amenities of neighbouring residents. An initial request for a noise assessment has been withdrawn due to it being acknowledged that conditions could be used to limit opening hours and the use of mechanical equipment (air conditioning, ventilation etc.) and to prevent the playing of amplified music. However, concerns have also been raised on the grounds that there is potential for the movement of people and vehicles at the site to cause significant noise to the detriment of the amenities of neighbouring residents.
- 5.3.5 The conventional opening hours of the proposed building would be from 10:00 to 18:00 and during that time there would be more voices, car doors and vehicle movements heard within Canute Hall, Althorne Hall Farm and the properties to the north of Fambridge Road. However, the impact would not be likely to represent a

material increase of noise in comparison to the background noise levels that exist within this area, mostly caused by the close proximity of the busy Fambridge Road to the north of the site. Whilst the initial concerns of the Environmental Health Officers are noted, following further discussion and subject to the imposition of conditions, it has been advised that the daytime use of the site would not be materially harmful to residential amenity.

- 5.3.6 Greater concern was raised in relation to the opening of the premises for ‘evening events’ which the applicant proposed to stage on 26 occasions during the year. Even after suggesting the reduction of this number of events to ten, concerns have still been raised on the grounds that the evening use of the site would have the potential to harm the amenities of neighbouring residents. Having relayed these concerns to the applicant, it has been agreed that no evening events will be proposed as part of this application and this is therefore to be omitted from the proposal.
- 5.3.7 Having discussed these arrangements with the Environmental Health Officer, on balance it is considered that the proposal can be found acceptable. The use of the premises would cause some additional disturbance to nearby residential amenities, but the use can be controlled to a reasonable extent through the imposition of conditions. Therefore, weighing the benefits of supporting economic development against the need to protect the amenities of neighbouring residents, it is considered that the conditions set out below are adequate to ensure that a suitable level of residential amenity would be maintained.

#### **5.4 Access, Parking and Highway Safety**

- 5.4.1 Policies D1 and T2 of the approved Local Development Plan seeks to include safe and secure vehicle and cycle parking having regard to the Council’s adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.
- 5.4.2 The application site includes a large area of hardstanding at the north of the site. The car parking capacity of this area has not been defined but the applicant states that it will be sufficient to host 16 cars with that car parking area being shared with the holiday letting accommodation. Although this cannot be clarified without the car parking area being formally demarked, it is considered that the area is large enough to accommodate that level of parking.
- 5.4.3 The Council’s parking standards suggest that an A4 use (pubs and restaurants) should be served by parking at a maximum rate of 1 space per 5 square metres of floorspace. This proposal would see the provision of 271 of floorspace and therefore the maximum parking justified by the proposed use is 54 spaces. However, given that this includes the basement cellar and storage area and the first floor office, it is considered relevant to note that the main public area (including the terrace) would measure 164 square metres and therefore the maximum parking requirement associated with the public use would be 32 spaces. In this context it is considered that the provision of 16 spaces to be shared is acceptable as it accords with the maximum parking standards that are set out above.

5.4.4 The proposed use of the site would intensify the use of the existing access onto Fambridge Road. It is noted that this is a busy road and it is noted that concerns have been raised by local residents in relation to the impact of the proposal on highway safety. However, no objection has been raised to the proposal by the Highway Authority and as such it is considered that it would not be reasonable to raise an objection to the proposal on the grounds of highway safety.

## 5.5 Other Material Considerations

### 5.5.1 Ecology

5.5.1.1 Given that the site is currently maintained for agricultural purposes, it is considered that it is unlikely that the site will contain habitats or ecological interests. If any protected species are identified at the site they would be protected under the terms of other legislation and therefore this should not represent a reason for the refusal of this planning application.

### 5.5.2 Other Conditions

5.5.2.1 In addition to those conditions that have been suggested above, it is considered that matters of drainage and lighting can be addressed through the imposition of conditions.

## 6. ANY RELEVANT SITE HISTORY

6.1 An agricultural barn has been approved on land at the west of the application site under the terms of application AGR/MAL/16/00271.

## 7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 It should be noted that the re-consultation period of relevance to this application continues until 01 September 2017 which is after the time that this report has been prepared. Any further representations received prior to the committee meeting will be summarised within the Members' Update.

### 7.2 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Althorne Parish Council	It is recommended that the application is refused as views should be preserved. Concerns have been raised regarding highway safety. The design and location are considered to be unsympathetic to the surrounding area. The development is outside the	Comment noted.

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
	village envelope.	

### 7.3 Statutory Consultees and Other Organisations (*summarised*)

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Essex County Council (ECC) Highway Authority	The existing access is suitable and there are no records of accidents within the past five years. The Highway Authority therefore has no comments to make on the proposal.	Noted.
ECC Senior Development and Flood Risk Officer.	Detailed advice has not been provided as the proposal is considered to be 'minor' for their purposes.	Noted.
Essex County Fire and Rescue Service	Access for fire service vehicles is considered satisfactory.	

### 7.4 Internal Consultees (*summarised*)

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Environmental Health	Initially it was suggested that a noise assessment should be submitted.  Subsequently, an objection was raised on the grounds that the intensive evening and weekend use of the site (with the associated movement of people and vehicles) would be detrimental to residential amenity.  Further discussions and the amendments of the applicant proposal has seen this objection removed subject to the imposition of conditions.	Please refer to section 5.3 of the report
Economic Development Unit	No objection as 12 jobs will be created.	Noted.

## 7.5 Representations received from Interested Parties (*summarised*)

7.5.1 The proposal has been significantly amended during the course of the consideration of the application with the buildings position and use being amended. Two rounds of public consultation have been undertaken which have derived the responses set out below. Some of the comments made might seem out of place, but it is considered relevant to note that they were made when the proposal was to erect the building on land at the west of the application site.

7.5.2 24 letters were received **objecting** to the application from the following people which object to the application on the grounds listed below:

- Stuart Sowter, Richmond Cottage, Fambridge Road, Althorne, CM3 6BZ
- Dr Christine Collins, Gilder Lodge, Fambridge Road, Althorne, Essex, CM3 6BZ
- Urusla Benjafield, Sunningdale, Fambridge Road, Althorne, CM3 6DB
- Mr T.A. Scott & Mrs D.A. Scott, Hill House, Fambridge Road, Althorne, CM3 6DB
- Mr L. Lewis, Crouch View, Fambridge Road, Althorne, CM3 6DB
- Hayley Noye, Silver Ley, Fambridge Road, Althorne, CM3 6BZ
- Ian Drinkwater and Lorraine Collins, The Old Vicarage, Fambridge Road, Althorne, CM3 6BZ
- Mr T. Inkpen, Althorne House, Station Road, Althorne, CM3 6DG
- Mrs Vera Ann Pickard, 1 Highfield Rise, Althorne, Essex, CM3 6DN
- Mrs P Bunkle, Charlesland, Althorne, CM3 6DA.
- Ms Midori Abrham, Rivendell, Burnham Road, Althorne, CM3 6BU
- Ron Edge, Lilac Cottage, Fambridge Road, Althorne, CM3 6BZ.

<b>Objection Comment</b>	<b>Officer Response</b>
The development of this area is causing increased traffic.	Noted and addressed where required at sections 5.1, 5.2, 5.3 and 5.4 above.
The access onto Fambridge Road would be unsafe.	
Entering Fambridge Road is already difficult due to how busy the road is.	
Fambridge Road is a dangerous road with a history of speeding and accidents.	
The proposals would impinge on views of the valley from Fambridge Road and elsewhere 'uphill' from the site.	
The site is outside the development boundary of Althorne.	
The proposal is contrary to the Althorne Parish Plan and the Althorne Village Design Statement.	
The site is within a designated Coastal Zone and a Special Landscape Area and should be protected accordingly.	

Objection Comment	Officer Response
The proposed building is unattractive and appears as an industrial unit.	
The proposed car parking area would be unsightly.	
There would be little benefit to the residents of Althorne.	
A shop, doctors surgery or pharmacy should be a priority before the proposed use.	
If unsuccessful, an application might be submitted to convert the building to a dwelling.	
The Crouch Valley remains unchanged since a painting of 1919 and this should remain the case.	
The proposal is contrary to the NPPF as the proposal is not in the right place and is therefore not sustainable.	
The building should be located closer to the existing farm buildings.	
The site will not be accessed through sustainable transport measures.	
Other buildings within the site should have been converted in preference to the erection of a new building.	
The use of the access will generate noise to the detriment of neighbouring amenities.	
The use of the proposed building and an adjacent conference centre will cause noise disturbance.	
A recent wine tasting event caused significant noise at the site, with loud music.	
The modern design is out-of-keeping with the architecture of the village.	
The original proposal would have detracted from the adjacent burial ground.	
The proposal would conflict with the Human Rights Act which allows for the enjoyment of property.	
Conditions might not be enforceable.	
The proposals will open the floodgates for further development.	
All south facing glass should be non-reflective.	

7.5.3 Four letters were received **in support** of the application from the following people which support the application on the grounds listed below:

- Michael Bass, Hall Farm Cottages, Fambridge Road, Althorne, CM3 6BZ
- Roy N Martin, Martin's Lane Vineyard, Scarr Cottages, Woodham Road, Stow Maries, CM3 6SB

Comment	Officer Response
The proposal will encourage the use of the adjacent self-catering accommodation.	Noted.
The vineyard is one of a number of vineyards working to promote the industry.	
The proposal will promote tourism.	
The proposal will benefit the community and create jobs in a scenic environment.	

## 8. **PROPOSED CONDITIONS**

### **Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
**REASON:** To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with the approved plans listed above.  
**REASON:** In order to ensure that the development is carried out in accordance with the approved details.
3. Notwithstanding the provisions of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, the building hereby shall be used as a wine tasting centre and for no other purposes falling within Use Class A4 of the Town and Country Planning (Use Classes) Order 1987.  
**REASON:** To clarify the use of the building and ensure that suitable control exists over the future disposal of the building in the interests of protecting the amenities of neighbouring residents in accordance with policy D1 of the Maldon District Local Development Plan.
4. Prior to the commencement of the development hereby approved, details of the external materials to be used in the construction of the building shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in accordance with the approved materials.  
**REASON:** In the interests of mitigating the visual impact of the development in accordance with policy D1 of the Maldon District Local Development Plan.
5. No amplified sounds shall be played at the site or within the building hereby approved that is audible from any location outside the application site.  
**REASON:** In the interests of protecting the amenities of neighbouring residents in accordance with policy D1 of the Maldon District Local Development Plan.

6. No plant shall be installed at the site (including air conditioning units, mechanical ventilation / extraction, flues, vents or refrigeration equipment) unless details of the proposals including the siting and appearance of the plant and details of the noise generated by that plant has been submitted to and approved in writing by the Local Planning Authority.  
REASON: In the interests of protecting the amenities of neighbouring residents in accordance with policy D1 of the Maldon District Local Development Plan.
7. The premises hereby approved shall only be open to members of the public between 1000 hours and 1800 hours on any day.  
REASON: In the interests of protecting the amenities of neighbouring residents in accordance with policy D1 of the Maldon District Local Development Plan.
8. Prior to the commencement of the development hereby approved by visiting members of the public, a plan shall be submitted demonstrating the ability to provide 16 parking spaces within the application site. The submitted plans shall include details for the demarcation of the proposed parking spaces which shall be provided prior to the first use of the building hereby approved and retained in perpetuity solely for use in conjunction with the use of the building hereby approved and the six holiday let units referred to as Althorne Hall Cottages on the plans hereby approved.  
REASON: To ensure the provision of adequate parking in accordance with policy T2 of the Maldon District Local Development Plan.
9. Prior to the commencement of the development hereby approved, details of the existing and proposed ground levels at the application site (as relevant to the development hereby approved) shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in accordance with the approved ground level details.  
REASON: To clarify the positioning of the building in the interests of mitigating the visual impact of the development in accordance with policy D1 of the Maldon District Local Development Plan.
10. No works or development shall take place until full details of both hard and soft landscape works to be carried out have been submitted to and approved in writing by the Local Planning Authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including 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, uprooted, 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.

REASON: To ensure the external appearance of the development is appropriate to the locality in accordance with the National Planning Policy Framework and policy D1 of the approved Maldon District Local Development Plan.

11. Prior to the commencement of the development a 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 applicant shall demonstrate that the surface water scheme will ensure that as a minimum:

- Run-off from the site is limited to calculated greenfield rates for the site or 2 litres per second per hectare for a storm event that has a 100% chance of occurring each year (1 in 1 year event)
- The development should be able to attenuate (manage water on site) for 1 in 100 year events plus 40% climate change allowance
- If the land is designated as a Brownfield Site it should aim to limit run-off for a storm event that has a 100% chance of occurring each year (1 in 1 year event) OR demonstrate 50% betterment of the current rates

REASON: To ensure the adequate provision of surface water drainage within the proposal and to encourage sustainable forms of drainage within development in accordance with the National Planning Policy Framework and policy D5 of the approved Maldon District Local Development Plan.

12. Prior to the commencement of the development details of the foul 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.

REASON: To prevent the undue contamination of the site in accordance with policy D2 of the approved Maldon District Local Development Plan.

13. Before the development hereby permitted commences, details of all external illumination of the site shall be submitted to and approved in writing by the Local Planning Authority. All illumination within the site shall be retained in accordance with the approved details. There shall be no other lighting of the external areas of the site unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residents and the rural character of the site in accordance with policy D1 of the Maldon District Local Development Plan.

14. Prior to the commencement of the development hereby approved details of the provision of refuse storage facilities to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the approved refuse storage shall be provided prior to the first beneficial use of the building hereby approved and retained at all times thereafter.

REASON: To ensure the provision of adequate refuse storage in the interests pollution control and residential amenity in accordance with policies S1 and D1 of the Maldon District Local Development Plan.