

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
**NORTH WEST AREA PLANNING COMMITTEE
02 OCTOBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	17/00747/FUL
Location	Great Downs Farm Station Road Tollesbury Essex CM9 8RD
Proposal	Proposed replacement detached two storey dwelling.
Applicant	Mrs J Kayode
Agent	Mr Andrew Watkins - Mullins Dowse Architects Ltd
Target Decision Date	03.10.2017
Case Officer	Spyros Mouratidis
Parish	TOLLESBURY EAST
Reason for Referral to the Committee / Council	Parish Trigger

5. MAIN CONSIDERATIONS

(The key issues leading to the recommendation i.e. Policy and other material considerations including any key site characteristics.)

5.6 Other Material Considerations

5.6.2 Ecology - The location of the application site and the fact that is highly vegetated favour the possibility of presence of protected species on site. A condition requiring the site to be surveyed for those purposes has been suggested by the Council's ecologist and would meet the tests of the PPG.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

(Summary of comments received which are only relevant planning matters that are to be taken into account).

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Highway Authority	No objection	Comment noted

7.3 Internal Consultees (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Tree Officer	No objection subject to clarifications on the arboricultural report.	Comments noted.
Environmental Health	No objection subject to conditions requesting details of foul and surface water drainage	Please see sections 5.3 and 5.6 of the report.
Leisure and livability	As this site appears to be heavily vegetated this proposal should be subject to a Preliminary Ecological Appraisal before determination. If the scheme is granted permission, a survey should be conditioned and any recommendations regarding protected species carried out before commencement.	Comments noted and condition has been added.

8. **PROPOSED CONDITIONS**

Conditions:

(Those that need to be complied with before the development starts or at certain stages defined in the condition to make it satisfactory to meet legal requirements. Conditions must be necessary, relevant (to planning and to the environment), enforceable, precise and reasonable.)

- 11 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 the protection of the natural environment in accordance with policy D2 of the approved Maldon District Local Development Plan and national policy and guidance contained in the National Planning Policy Framework.