

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
CHIEF EXECUTIVE**

**to  
SOUTH EASTERN AREA PLANNING COMMITTEE  
6 November 2017**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>RES/MAL/17/01004</b>
<b>Location</b>	Pitt Cottages Hall Road Asheldham
<b>Proposal</b>	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application OUT/MAL/14/00993 (Proposed new two bedroom home)
<b>Applicant</b>	Robert Boyce & Nicola Bartlett
<b>Agent</b>	Mr Anthony Cussen - Cussen Construction Consultants
<b>Target Decision Date</b>	31 October 2017
<b>Case Officer</b>	Hannah Bowles
<b>Parish</b>	<b>ASHELDHAM</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.1.2 Statutory Consultees and Other Organisation**

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Essex Highways	No objection subject to conditions.	Please see conditions 3, 4 and 5 and the Officer comments below.

**8. PROPOSED CONDITIONS:**

3. Prior to first occupation of the proposed development, the proposed vehicular access shall be constructed at right angles to the highway boundary and to a width of 3.6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

REASON: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety and in accordance with Policy T2 of the Local Development Plan and and the guidance and principles of the NPPF.

4. No unbound materials shall be used in the surface treatment of the proposed vehicular access throughout.

REASON: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety and in accordance with Policy T2 of the Local Development Plan and and the guidance and principles of the NPPF.

5. The development shall not be occupied until such time as the car parking and turning area, has been provided in accord with the details shown in Drawing Numbered 1114/03. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

REASON: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy T2 of the Local Development Plan and and the guidance and principles of the NPPF.

### **INFORMATIVES**

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall 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](mailto:development.management@essexhighways.org) or by post to:

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

### **Officer Comments**

Essex Highways suggested the below condition:

*'Prior to the occupation of the proposed development, details of the provision for the storage of bicycles sufficient for all occupants of that dwelling, of a design this shall be approved in writing with the Local Planning Authority. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted and shall be maintained free from obstruction at all times for that sole purpose thereafter.*

*Reason: To promote the use of sustainable means of transport in accordance with Policy DM 1 and 9 of the Highway Authority's Development Management Policies February 2011.'*

However, this condition is considered to be unnecessary and unreasonable for this type of development and would therefore fail to meet the six tests.

