

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
14 MAY 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>DET/MAL/17/05142</b>
<b>Location</b>	Manor Farm The Avenue North Fambridge Essex
<b>Proposal</b>	Compliance with conditions notification OUT/MAL/14/01018 (Outline planning application for up to 30 dwellings) Condition 4 - Samples of external surfaces. Condition 5 - Archaeological assessment. Condition 8 - Finished ground and finished floor levels. Condition 12 - On-site construction management plan. Condition 15 - Responsibility of maintenance of surface water drainage system. Condition 16 - Foul water strategy. Condition 18 - Investigation and risk assessment. Condition 25 - Removal of trees & hedgerows. Condition 26 - Siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers. Condition 27 - Ecological mitigation measures. Condition 29 - Wastewater strategy.
<b>Applicant</b>	David Wilson Homes - C/O Agent
<b>Agent</b>	Mr Andy Butcher - Strutt And Parker
<b>Target Decision Date</b>	15 May 2018
<b>Case Officer</b>	Yee Cheung
<b>Parish</b>	<b>North Fambridge</b>
<b>Reason for Referral to the Committee / Council</b>	Director of Planning & Regulatory Services' Discretion for the consistency reasons

**Information**

Since the publication of the Agenda, an email correspondence dated 8 May 2018 was received by the Council from the Applicant in relation to Condition 12 of DET/MAL/17/05142.

The Applicant has advised that they have been liaising directly with the residents adjacent to Crouch Road and that the residents are aware of the situation and the use of Crouch Road. It has been stated within the email that Crouch Road is not going to be the main construction access and that the use of Crouch Road will be infrequent. Also Crouch Road will not be used for deliveries. It is simply to allow the contractors a safe route between the two sites whilst construction is underway.

In an email correspondence dated 9 May 2018, an amended Construction Management Plan was submitted to the Council for clarification.

Whilst the email submissions are noted, it is considered that concerns remain about the reliance on land outside the site as part of the Construction Management Plan and that, although not to the same extent, the issue remains with respect to the use of Crouch Road. Therefore the recommendation to not discharge condition 12 remains applicable.

In the same email dated 9 May 2018, additional information was submitted in relation to gas risk assessment (an updated report) which refers to the original report and builds on the original data submitted for Condition 18. The Environment Health Services has not had the opportunity to assess this information as the Council has received it too late and the Applicant is aware of this. The recommendation to not discharge condition 18 therefore remains applicable.