



**MINUTES of  
SOUTH EASTERN AREA PLANNING COMMITTEE  
21 MAY 2018**

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**PRESENT**

Chairman	Councillor R P F Dewick
Vice-Chairman	Councillor A S Fluker
Councillors	Mrs B F Acevedo, B S Beale MBE, R G Boyce MBE, Mrs P A Channer, CC, M W Helm, R Pratt, CC and N R Pudney

**84. CHAIRMAN'S NOTICES**

The Chairman drew attention to the list of notices published on the back of the agenda.

**85. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs H E Elliott and P G L Elliott.

**86. MINUTES**

**RESOLVED** that the Minutes of the meetings held on 9 April 2018 and the Special Meeting held on 17 April 2018 be approved and confirmed.

**87. DISCLOSURE OF INTEREST**

Councillor R P F Dewick declared an interest in Agenda Item 6 – OUT/MAL/18/00277 – Land West of Mill House, Mill End, Bradwell-on-Sea, Essex as he was a near neighbour of the applicant. He also declared an interest in Agenda Item 12 – FUL/MAL/18/00333- Springfield Nurseries, Steeple Road, Latchingdon, Essex, CM3 6LD as he had business dealings with the applicant in the past. He informed the meeting that he would leave the chamber for these items.

Councillor Mrs PA Channer, CC, declared a non-pecuniary interest as she was a Member of Essex County Council, a consultee on planning application matters with respect generally to highways, matters of access and education primarily. She further disclosed the following in the interest of openness and transparency:

- Agenda Item 6 – OUT/MAL/18/00277 – Land West of Mill House, Bradwell-on-Sea, Essex, as she knew the agent.

- Agenda Item 7 - FUL/MAL/18/00280 – Land North West of Riversleigh, Nipsells Chase, Mayland, Essex, as she knew the agent and applicant.

Councillor Mrs B E Acevedo declared a non-pecuniary interest in Agenda Item 7 - FUL/MAL/18/00280 – Land North West of Riversleigh, Nipsells Chase, Mayland as she knew one of the applicants.

Councillor R Pratt, CC, declared a non-pecuniary interest as a Member of Essex County Council, a consultee on planning application matters.

Councillor M W Helm declared a non-pecuniary interest in Agenda Item 7- FUL/MAL/18/00280- Land North West of Riversleigh, Nipsells Chase, Mayland , Essex, as he knew the applicant.

Councillor A S Fluker declared the following in the interest of openness and transparency:

- Agenda Item 6 - OUT/MAL/18/00277 – Land West of Mill House, Mill End, Bradwell-on-Sea, Essex, as he knew the agent.
- Agenda Item 7 - FUL/MAL/18/00280 – Land North West of Riversleigh, Nipsells Chase, Mayland, Essex, as he knew the agent and applicants.
- Agenda Item 10 - HOUSE/MAL/18/00308 – Windward, Sandpit Lane, Burnham-on-Crouch, as he knew the applicants.
- Agenda Item 11 – FUL/MAL/18/00313 – Land North of Asheldham Hall Farm, Hall Road, Asheldham, Essex, as he knew the applicants.
- Agenda Item 12- FUL/MAL/18/00333 – Springfield Nurseries, Steeple Road, Latchingdon, Essex, CM3 6LD, as he knew both the agent and applicants.

The Committee received the reports of the Director of Planning and Regulatory Services and determined the following planning applications, having taken into account all representations and consultation replies received, including those listed on the Members' Update circulated at the meeting.

## 88. **FUL/MAL/18/00268 - LONGMEAD, 1 MARINE PARADE, MAYLAND, ESSEX**

<b>Application Number</b>	<b>FUL/MAL/18/00268</b>
<b>Location</b>	Longmead, 1 Marine Parade, Mayland, Essex
<b>Proposal</b>	Erect two detached bungalows on No's 1 Marine Parade and 51A Imperial Avenue
<b>Applicant</b>	Mr and Mrs J Osborn
<b>Agent</b>	Chris Cumbers - CBS Cumbers MCIAT
<b>Decision Date</b>	08/05/2018 (Extension of time agreed: 24/05/2018)
<b>Case Officer</b>	Anna Tastsoglou 01621 875741
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In The application has been called-in by Cllrs Channer and Helm on the grounds of public interest, local knowledge and the views of the Parish Council.

Following the Officer's presentation, Parish Councillor Barry Edwards, Mayland Parish Council, addressed the Committee.

There was some discussion around 'backland development' and possible conflict with planning policy. The Development Management, Team Leader, advised that the proposed dwellings did not constitute 'backland development' and given that each would have a frontage they would sit reasonably comfortably within both streetscenes. He suggested that an additional condition be placed on the approval to ensure/prevent further development in the roof space.

Councillor M W Helm proposed that this application be approved in accordance with the Officer's recommendation. This was duly agreed.

**RESOLVED** that this application be **APPROVED**, subject to the existing 10 conditions and additional condition 11 outlined below:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with approved drawings 546/01, 546/02, 546/03, 546/04A, 546/05A, 546/06A and 546/07A.
- 3 No development shall take place until details of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained as such in perpetuity.
- 4 No development shall take place until details of the boundary treatment 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 and be retained as such in perpetuity.
- 5 The development hereby permitted shall not be occupied until details of the vehicle parking, including any parking spaces for the mobility impaired, have been submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved plans and the vehicle parking area(s) shall be retained in this form at all times. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development unless otherwise agreed with the Local Planning Authority.
- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - The parking of vehicles of site operatives and visitors
  - Loading and unloading of plant and materials
  - Storage of plant and materials used in constructing the development
  - Wheel washing facilities
  - Measures to control the emission of dust, noise and dirt during construction
  - Hours and days of construction operations.
- 7 No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6m of the highway boundary.

- 8 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.
- 9 Prior to the commencement of the development details of the surface water and foul water drainage scheme to serve the development shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the first occupation of the development.
- 10 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any act or order revoking and re-enacting that Order) the building hereby permitted shall not be extended in any manner whatsoever or have outbuildings of any type added without the prior receipt of express specific planning permission in writing from the Local Planning Authority.
11. Notwithstanding the content of Classes B and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any act or order revoking or re-enacting that order) the roof of the dwellings hereby approved shall not be subject to any alterations through the insertion of any windows or extensions.

In accordance with the earlier declarations of interest, Councillor R P F Dewick, Chairman, left the Chamber for this Agenda Item. Councillor A S Fluker, Vice-Chairman assumed the Chair for this Agenda Item.

IN THE CHAIR: COUNCILLOR A S FLUKER

**89. OUT/MAL/18/00277 - LAND WEST OF MILL HOUSE, MILL END,  
BRADWELL-ON-SEA, ESSEX**

<b>Application Number</b>	<b>OUT/MAL/18/00277</b>
<b>Location</b>	Land West Of Mill House, Mill End, Bradwell-On-Sea, Essex
<b>Proposal</b>	Rescinding of the lawful use of the single dwelling known as The Annexe and the construction of a replacement dwelling in relocated position.
<b>Applicant</b>	Mr Adrian Knight
<b>Agent</b>	Mr Anthony Cussen - Cussen Construction Consultants
<b>Target Decision Date</b>	02/05/18
<b>Case Officer</b>	Anna Tastsoglou TEL: 01621 875741
<b>Parish</b>	<b>BRADWELL-ON-SEA</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In The item has been called in by Cllr Dewick on the grounds of public interest.

Following the Officer's presentation Members unanimously agreed to refuse this application as per the Officer's recommendation.

**RESOLVED** that this application be **REFUSED**, for the following reasons:

1. The development of this site for housing is remote from essential support facilities, community services, is inaccessible by a range of transport and is located where the need to travel would be maximised and the use of sustainable transport modes would be minimised and would therefore represent an unsustainable form of development. Furthermore, the poor sustainability credentials of the site and its locality in combination with the fact that the location of the site would not encourage sustainable travel patterns would significantly and demonstrably outweigh the benefits of the proposal when assessed against the Maldon District Local Development Plan policies S1, S8, D1, H4, T1 and T2 of the and guidance contained within the National Planning Policy Framework.
2. The introduction of a residential dwelling and associated paraphernalia on the site would represent the inappropriate urbanisation of the site and would have a harmful impact on the rural and open character of the area. The proposal is therefore considered to result in demonstrable harm to the character and appearance of the locality contrary to policies S8, D1 and H4 of the Maldon District Local Development Plan as well as the principles and guidance contained within the National Planning Policy Framework.

Councillor R P F Dewick, Chairman of the Committee, returned to the Chamber and resumed the Chair for this Agenda Item.

IN THE CHAIR: COUNCILLOR R P F DEWICK

**90. FUL/MAL/18/00280 - LAND NORTH WEST OF RIVERSLEIGH, NIPSELLS CHASE, MAYLAND, ESSEX**

<b>Application Number</b>	<b>FUL/MAL/18/00280</b>
<b>Location</b>	Land North West Of Riversleigh, Nipsells Chase, Mayland, Essex
<b>Proposal</b>	Construction of an apple storage barn
<b>Applicant</b>	Mr Kenneth Paton & Susan White
<b>Agent</b>	Mr Anthony Cussen - Cussen Construction Consultants
<b>Decision Date</b>	15 <sup>th</sup> May 2018
<b>Case Officer</b>	Anna Tastsoglou TEL: 01621 875741
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

Following the Officer's presentation Parish Councillor Barry Edwards, Mayland Parish Council and Mr Kenneth Paton, the Applicant, addressed the Committee.

A brief debate ensued around the size of the site and the need to support rural enterprise. Councillor Helm proposed that this application be approved contrary to the Officer's recommendation. This was duly seconded and agreed .

**RESOLVED** that the application be **APPROVED**, subject to the following 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 accordance with the following approved plans and documents: 1117/01, 1117/02 and 390  
REASON: To ensure that the development is carried out in accordance with the details as approved.
3. No development shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved materials.  
REASON: To ensure that the details of the proposal are acceptable and in the interests of local amenity in accordance with policy D1 of the Maldon District Local Development Plan.
4. Notwithstanding the content of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any act or order revoking or re-enacting that order) the building hereby approved shall only be used for purposes related to or ancillary to agricultural operations occurring at the application site.  
REASON: In the interests of sustainability in accordance with policies S1, S8, E4 and D1 of the Maldon District Local Development Plan 2015.

**91. FUL/MAL/18/00285 - CASIMIR 134 IMPERIAL AVENUE, MAYLAND**

<b>Application Number</b>	<b>FUL/MAL/18/00285</b>
<b>Location</b>	Casimir 134 Imperial Avenue Mayland
<b>Proposal</b>	Replacement Bungalow
<b>Applicant</b>	Mr D Cottee
<b>Agent</b>	Mr Mel Bajic – Iconico Ltd
<b>Target Decision Date</b>	EOT: 25.05.2018
<b>Case Officer</b>	Devan Lawson <a href="#">TEL:01621 875845</a>
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In Cllr Helm Reason: Public Interest

Following the Officer's presentation, Parish Councillor Barry Edwards, Mayland Parish Council, addressed the Committee.

Members unanimously agreed to approve this application in accordance with the Officer's recommendation.

**RESOLVED** that the application be **APPROVED**, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the following approved plans and documents: Drawings: location plan, existing elevations, proposed elevations, proposed floor plans, site plan.
3. The external surfaces of the building(s) shall be constructed of the materials specified on plan Proposed Elevations and within the planning application.
4. Details of the materials to be used for the hard surfacing of the site shall be submitted to and approved in writing by the local planning authority. The hard landscape works shall be carried out as approved prior to the first use / occupation of the development hereby approved and retained and maintained as such thereafter.
5. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no dormer window or other form of addition or opening shall be constructed in the roof or gable walls of the building(s)/ extension hereby permitted without planning permission having been obtained from the local planning authority.
6. Prior to the commencement of the development details of the 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 scheme shall ensure that for a minimum:
  - 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
  - 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate

change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)

You are advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled.

Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

7. 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.
8. No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary.
9. The garage(s) shall not be used other than for the accommodation of private motor.

## 92. **FUL/MAL/18/00289- 29 EAST AVENUE, ALTHORNE**

<b>Application Number</b>	<b>FUL/MAL/18/00289</b>
<b>Location</b>	29 East Avenue, Althorne
<b>Proposal</b>	Construction of platform, steps and additional paving. Installation of steplift and widen entrance door.
<b>Applicant</b>	Mr Robert Brett
<b>Agent</b>	Mrs C Dispirito – Home Improvements Team MDC
<b>Target Decision Date</b>	03.05.2018 (EOT 23.05.2018)
<b>Case Officer</b>	Devan Lawson <a href="tel:01621875845">Tel:01621 875845</a>
<b>Parish</b>	<b>ALTHORNE</b>
<b>Reason for Referral to the Committee / Council</b>	Council's own development proposals.

It was noted that the Members' Update contained a supporting comment from Althorne Parish Council, a statutory consultee.

Following the Officer's presentation Members approved the application in accordance with the Officers's recommendation.

**RESOLVED** that the application be **APPROVED**, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in complete accordance with approved drawings: ATS/559/01, ATS/559/02, ELEV. 1, ELEV. 2, ELEV. 3, ELEV. 4, EX 1, SK 2, SD02 Q, Overall Sites & Road View.
3. The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed within the application.

**93. HOUSE/MAL/18/00308- WINDWARD, SANDPIT LANE, BURNHAM-ON-CROUCH**

<b>Application Number</b>	<b>HOUSE/MAL/18/00308</b>
<b>Location</b>	Windward, Sandpit Lane, Burnham-on-Crouch
<b>Proposal</b>	Resubmission of Application HOUSE/MAL/17/01444 for Side/front extension including cladding of existing dwelling. Replacement Garage and raise existing ground levels at rear including new 1.8m high close boarded fence to West & South boundaries.
<b>Applicant</b>	Mr and Mrs Swallow
<b>Agent</b>	Mr Kevin Green – Anglia Design Services
<b>Target Decision Date</b>	EOT: 25.05.2018
<b>Case Officer</b>	Devan Lawson TEL: 01621 875845
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In Cllr Pratt Reason: Public Interest

Following the Officer's presentation Mr David Lidstone, representing the applicant, addressed the Committee.

Councillor Pudney disclosed an interest in this Agenda Item as he had been to School with the applicant.

A debate ensued regarding the amount of work that had been completed since the original submission. It was noted that all previous reasons for refusal had now been overcome.

Councillor R Pratt proposed that the application be approved contrary to the Officer's recommendation. This was duly seconded and agreed.

**RESOLVED** that the application be **APPROVED**, subject to the following 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 accordance with the following approved plans and documents: 3190.01, 3190.04 and 3190.05.  
REASON: To ensure that the development is carried out in accordance with the details as approved.
3. The development shall be carried out using materials as specified on plans hereby approved unless otherwise agreed by the Local Planning Authority.

REASON: To ensure that the details of the proposal are acceptable and in the interests of local amenity in accordance with policy D1 of the Maldon District Local Development Plan.

**94. FUL/MAL/18/00313 - LAND NORTH OF ASHELDHAM FARM, HALL ROAD, ASHELDHAM, ESSEX**

Application Number	FUL/MAL/18/00313
Location	Land North Of Asheldham Hall Farm, Hall Road, Asheldham, Essex
Proposal	Erection of chalet bungalow in association with livery business.
Applicant	Mr & Mrs D Henson
Agent	Mrs Hayley Webb - Smart Planning Ltd
Target Decision Date	03/05/18
Case Officer	Anna Tastsoglou TEL: 01621 875741
Parish	<b>ASHELDHAM</b>
Reason for Referral to the Committee / Council	Member Call In The item has been called in by Cllr Dewick on the grounds of public interest.

It was noted from the Members' Update that Asheldham Parish Council supported the application.

Following the Officer's presentation, Mr David Wallis, the Agent, addressed the Committee.

Members debated the merits of the application and acknowledged the need to support rural diversification. It was agreed that in order to secure a solid business there needed to be permission for both the dwelling house and the business on the same site. Currently the application was 'Cart before the Horse' so to speak. Members agreed that they did not have enough information to make an informed decision.

Councillor A S Fluker moved to defer the application to allow the applicant to submit a more robust application and this was seconded. Upon a vote being taken and there being an equality of votes the Chairman used his casting vote in favour of the deferral.

**RESOLVED** that the application be **DEFERRED** to the next meeting for the following reason:

1. In order for the applicant to submit more information.

In accordance with the earlier declarations of interest, Councillor R P F Dewick, Chairman, left the Chamber for this Agenda Item. Councillor A S Fluker, Vice-Chairman assumed the Chair for this Agenda Item.

IN THE CHAIR: COUNCILLOR A S FLUKER

**95. FUL/MAL/18/00333 - SPRINGFIELD NURSERIES, STEEPLE ROAD, LATCHINGDON, ESSEX, CM3 6LD**

<b>Application Number</b>	<b>FUL/MAL/18/00333</b>
<b>Location</b>	Springfield Nurseries, Steeple Road, Latchingdon, Essex, CM3 6LD
<b>Proposal</b>	Construction of two bungalows
<b>Applicant</b>	Mrs M Anderson
<b>Agent</b>	TMA Chartered Surveyors
<b>Decision Date</b>	10 <sup>th</sup> May 2018 (Extension of time agreed: 24 <sup>th</sup> May 2018)
<b>Case Officer</b>	Anna Tastsoglou TEL: 01621 875741
<b>Parish</b>	<b>LATCHINGDON</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the Local Development Plan 2017

Following the Officer's presentation Member unanimously agreed to approve the application in accordance with the Officer's recommendation.

**RESOLVED** that the application be **APPROVED**, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with approved drawings: Location Plan, Proposed Block Plan (received 08.05.2018), Lighting Plan (received 08.05.2018), TMA/738/01A (received 08.05.2018), TMA/738/1 Rev C, TMA/738/05 (received 08.05.2018), Building B Elevations, Building C Elevations and Building B & C Floor Plans.
- 3 The external surfaces of the dwellings hereby approved shall be constructed of the materials specified on Materials Document received 08.05.2018.
- 4 Prior to the occupation of the development full details of hard landscape works to be carried out have been submitted to and approved in writing by the Local Planning Authority. Full details of soft landscape works to be carried out shall be submitted to and approved in writing by the Local Planning Authority, prior to the first planting season after first occupation of the dwellings. 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.

5 The Kingspan Klargeter Biodiscs for the treatment of foul water and associated drainage scheme as detailed on Drawing Number TMA/738/1 rev B shall be installed and be fully operational prior to the first occupation of the dwellings and maintained in accordance with manufacturers instructions throughout the occupation of the dwellings.

6 The surface water drainage schemes as detailed on drawing number TMA/738/1 rev B shall be installed and be fully operational prior to the first occupation of the dwellings and maintained throughout the occupation of the dwellings.

7 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any act or order revoking and re-enacting that Order) the building hereby permitted shall not be extended in any manner whatsoever or have outbuildings of any type added without the prior receipt of express specific planning permission in writing from the Local Planning Authority.

Councillor R P F Dewick, Chairman of the Committee, returned to the Chamber and resumed the Chair.

IN THE CHAIR: COUNCILLOR R P F DEWICK

**96. FUL/MAL/18/00341 - 33 PRINCES AVENUE, MAYLAND**

<b>Application Number</b>	<b>FUL/MAL/18/00341</b>
<b>Location</b>	33 Princes Avenue, Mayland
<b>Proposal</b>	Erection of 2No. 3 bedroom dwelling to replace existing dwelling.
<b>Applicant</b>	Royal Day Investments
<b>Agent</b>	Ken Judge & Associates Ltd
<b>Target Decision Date</b>	25/05/2018
<b>Case Officer</b>	Devan Lawson TEL: 01621 875845
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In & Previous Decision. Cllr. P Channer Reason: Local knowledge and parish interests.

Following the Officer's presentation Mr Day, the Applicant, addressed the Committee.

Members had a brief discussion where it was noted that all previous concerns had now been addressed.

Councillor M W Helm proposed that the application be approved in accordance with the Officer's recommendation. This was duly seconded and agreed.

**RESOLVED** that the application be **APPROVED**, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development shall be carried out in accordance with the following approved plans and documents: Drawing Nos 2416/1 A, 2416/3
- 3 Prior to the construction of the dwellings hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the dwellings shall 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.
- 4 No development shall commence until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been 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 as such thereafter.
- 5 No development shall commence until details of the materials to be used for the hard surfacing of the site have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented and completed in accordance with the approved scheme within 3 months following the first occupation of the development hereby permitted and retained and maintained as such thereafter.
- 6 The development shall not be commenced/first occupied unless and until the vehicular access as shown on the plan attached to and forming part of this permission has been constructed, surfaced and made available for use and shall be provided with a dropped kerb vehicular crossing of the footway/highway verge. The access shall be retained as such at all times thereafter.
- 7 Prior to the commencement of the development details shall be submitted to and approved in writing by the local planning authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.
- 8 Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no window or other form of opening shall be formed in the side gable walls of the at first floor level of the dwellings hereby permitted without planning permission having been obtained from the local planning authority.
- 9 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.
- 10 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.
- 11 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.

There being no further items of business the Chairman closed the meeting at 9.15 pm.

R P F DEWICK  
CHAIRMAN