

# **AMENDMENT SHEET**

**Planning Committee  
27 May 2021**

## **AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED**

- 7.3 210573 – PG Rix (Farms) Ltd, Lodge Farm, Boxted Road, Great Horkesley

### Updates:

Following further discussion with the Council's Environmental Protection Officer, it is considered prudent and necessary to require details of any external lighting. This can be required by planning condition.

Essex County Council SUDs have commented on the revised Flood Risk Assessment (to take into consideration the relocation of the gas tanks) and have confirmed that they have no objection subject to conditions to secure that the development is undertaken in accordance with the approved Flood Risk and Surface Water Drainage Assessment and addendums, having first ensured that any existing drainage pipes that would be used are cleared of any blockage. A condition has also been recommended to require the applicant (or any successor in title) to maintain yearly logs of maintenance and to make this available for inspection upon request. This condition is not considered reasonable, but in any case management and maintenance arrangements are included as part of the approved Flood Risk and Surface Water Drainage Assessment; it is therefore proposed to include management and maintenance responsibilities as part of the condition that requires the development to be undertaken in accordance with the approved details.

### Revised Recommendation:

- Approve the application subject to the recommended conditions set out in the Committee Report and Amendment Sheet.
- Allow for Delegated Authority to correct or make minor amendments to the recommended conditions as necessary.

Additional Conditions:

**External Light Fixtures**

No external lighting fixtures shall be constructed, installed, or illuminated until details of all external lighting proposals have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter, no lighting shall be constructed or installed other than in accordance with those approved details.

Reason: To reduce the risks of any undesirable effects of light pollution.

**Flood Risk and Surface Water Drainage**

The development hereby permitted shall be carried out in accordance with the approved Flood Risk and Surface Water Drainage Assessment V1 Dated, 24th Feb 2021, Flood Risk Addendum A Ref: 4108 – Revision 00 Dated 1st April 2021, and Flood Risk Addendum B Ref: 4108 – Revision 00 Dated 10th May 2021 and the following mitigation measures detailed within the FRA:

- Limiting the discharge from the site to 1l/ for all storm events up to and including the 1 in 100 plus 20% climate change storm event
- Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100-year storm event inclusive of climate change.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. The surface water drainage for the site shall thereafter be managed and maintained in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective treatment of surface water runoff to prevent pollution.

**Existing Drainage**

No works shall commence until the existing drainage pipes and the existing basin/pond within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.

Reason: To ensure that the drainage system implemented at the site will adequately function and dispose of surface water from the site. Failure to carry out the required maintenance before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

#### 7.4 210935 – Land opposite Magpie Chase, Stanway

##### Updates:

1. The Applicant has submitted further information regarding construction methods and contamination remediation in order to address the relevant recommended pre-commencement conditions (conditions 11 and 12). The submitted information does not adequately fulfil the requirements of the conditions however, so the conditions are still considered to be necessary.
2. An additional local representation has been received which queries why the existing Stanway community halls cannot be updated and extended to provide better facilities in lieu of the proposed community facility building. The representation is noted, but is not considered to alter the assessment of the application as set out in the Committee Report, as it is necessary to assess the proposed development on its merits and not in comparison to alternative options.
3. The Highway Authority have confirmed that the impact of the proposal is acceptable from a highway and transportation perspective subject to conditions that require a construction traffic management plan to be agreed, as well as highway works to be undertaken (site access and the upgrade of the traffic island to a pedestrian island). These conditions mirror those that were recommended as part of the previous application and have already been included in the recommended conditions in the Committee Report (conditions 11 and 23).

Highways England have commented that they have no objection to the proposal as the proposed development is outside of the Strategic Road Network and trips to and from the development are likely to be mostly outside of peak hours.

The Officer recommendation was contingent on Highway Authority and Highways England comments (although Highways England is not a statutory consultee in this case). Both the Highway Authority and Highways England consultation responses have been received, with the Highway Authority comments being dealt with by way of conditions. The Officer Recommendation is therefore revised as set out below.

##### Revised Officer Recommendation:

The Officer recommendation to the Committee is to resolve to

- Approve the application subject to the recommended conditions; and
- Allow the Planning, Housing and Economic Growth Lead delegated authority to make minor amendments to the recommended conditions as a result of consultation with the applicant in respect of conditions and the requirements of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

