

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	JR	07.10.2022
Planning Development Manager authorisation:	JPG	07/10/2022
Admin checks / despatch completed	ER	07/10/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	07.10.2022

Application: 22/00796/FUL **Town / Parish:** Mistley Parish Council

Applicant: Caroline Binns

Address: Mistley Methodist Church Chapel Cut Mistley

Development: Proposed change of use of Mistley Methodist Church to a single dwellinghouse and associated infrastructure.

1. Town / Parish Council

Mrs S Clements
09.06.2022

At its Meeting on the 9 June 2022, the Parish Council's Planning Committee recommended approval.

2. Consultation Responses (Summarised)

Essex County Council
Archaeology
14.06.2022

The Historic Environment Advisor has identified the above application from the weekly list as having historic Environment implications. The building was opened in 1862 to serve as a Methodist Church with a later Community Room added by 1897 which was later replaced in 1924 by the existing extension. Although the building is not listed it has been identified as a non-designated heritage asset as buildings of this type are of architectural, historical and social significance as long-serving Methodist Chapels. The communal function of this 19th century building will be lost through conversion to a domestic dwelling and a historic building record would ensure a permanent record of the building prior to its conversion (Paragraph 205, NPPF). Therefore conditions are recommended in order to secure this.

ECC Highways Dept
30.09.2022

Chapel Cut is classed as a local road and is predominately a residential road with some off-road parking. The road itself is approximately four metres in width and has no footways, there is evidence of on-street parking outside the building. The church would have been used for a multitude of events and hold a significant number of people, it is considered that the need for parking for the church would be far in excess of that required for the proposed dwelling. Therefore the actual stress to the local parking would be greatly reduced, therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to mitigation and conditions with regard to the use of unbound material, discharge of surface water, provision of cycle parking and a travel pack and the storage of materials.

Tree & Landscape Officer
24.05.2022

There are no trees or other significant vegetation on the application site.

The size and scale of the existing church is such that there is little opportunity to secure new soft landscaping associated with the development proposal.

Environmental Protection
26.05.2022

In order to minimise potential nuisance caused by ground works and construction, conditions regarding hours of work and vehicle movements, no burning on site, watching brief for contamination, removal of asbestos

Essex County Council
Ecology
20.07.2022

No objection
a) a proportionate financial contribution towards Essex Coast RAMS
b) biodiversity mitigation and enhancement measures

The Preliminary Bat Roost Assessment (Applied Ecology, May 2022) has been review in regards to the likely impacts of development on designated sites, protected species and Priority species & habitats and identification of appropriate mitigation measures.
There is sufficient ecological information available for determination of this application and provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

UU Open Spaces
01.07.2022

There is currently a deficit of -3.00 hectares of equipped play/formal open space in Mistley.
No contribution is being requested on this occasion

Essex County Council
Heritage
04.07.2022
1st Consultation

The development site is located within Manningtree and Mistley Conservation Area. The Methodist Chapel is considered a non-designated heritage asset for its architectural interest and its social and communal historic interest.

The pre-app process established that, in principle, there is the potential here for a sympathetic conversion of the chapel to residential use. However there is an objection raised to this proposal in regard to the internal layout, introduction of a new first floor structure, demolition of the existing suspended timber floor which is likely to be original and the proposed roof to the internal courtyard.
There are some parts of the scheme that are acceptable and would positively contribute to the character and appearance of the Conservation Area and to the significance of the non-designated heritage asset, the replacement windows, demolition of the ramp and removal of cement render and the infill of the existing rear windows.

Essex County Council
Heritage
28.09.2022
2nd Consultation

A site visit has been carried out and the applicant engaged in a positive process with the Local Planning Authority in order to agree a more sympathetic design to allow for the proposed change of use.

Amended plans have been submitted and there is no objection to the amended application, subject to conditions in regard to external material details to be submitted and approved and a programme of historic building recording to be submitted and approved.

3. Planning History

05/02158/FUL Creation of ramps for disabled Approved 07.03.2006
access

06/01527/FUL Creation of ramps for disabled Approved 31.01.2007
access (amendments to pp
05/02158)

4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development
SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3 Spatial Strategy for North Essex
SP4 Meeting Housing Needs
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1 Managing Growth
SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
PPL4 Biodiversity and Geodiversity
PPL5 Water Conservation, Drainage and Sewerage
PPL7 Archaeology
PPL10 Renewable Energy Generation
LP1 Housing Supply
LP4 Housing Layout
HP2 Community Facilities
HP5 Open Space, Sports & Recreation Facilities
DI1 Infrastructure Delivery and Impact Mitigation
CP1 Sustainable Transport and Accessibility

Supplementary Planning Guidance:

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD 2020 (RAMS)
Essex County Council Development Management Policies 2011
Essex County Council Parking Standards Design and Good Practice Guide 2009
Tendring Provision of Open Recreational Open Space for New Development SPD 2008 (Open Space and Play SPD)

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the

housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

5. Officer Appraisal

Site Description

The application site is located on the southern side of Chapel Cut, Mistley which is a narrow road running between California Road to the west and Harwich Road (B1352) to the east. The site comprises of a former Chapel which was opened in 1862 and has ceased use. The Essex County Council Historic Environment Officer considers the Methodist Chapel to be a non-designated heritage asset due to its architectural interest and its social and communal historic interest. The Chapel was built to the designs of Charles Buckerbridge and as part of the Frees' development at New Mistley.

The property is a detached building with pedestrian access to the front (including ramped access). There is currently very little outside space around the building and no on-site parking.

The surrounding area is predominately residential, within walking distance to the main centre of Mistley and is located within the Settlement Development Boundary of Mistley and Manningtree. The site is located within the Mistley and Manningtree Conservation Area and Flood Zone 1 which has a low risk of flooding.

Proposal

The application seeks planning permission for the change of use of the former Chapel to a 2 bed residential dwelling.

The proposed internal layout would provide an open plan kitchen/dining area, utility room, lounge, bedroom and shower room along with a courtyard area at ground floor and a master bedroom with en-suite and dressing area and office at first floor.

Principle of Development

The site falls within the defined Settlement Development Boundary for Mistley and Manningtree within the Local Plan. Policy SPL2 states that within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies (including heritage matters) and any approved Neighbourhood Plans.

Policy HP2 seeks to protect existing local services and facilities and to provide either when a loss or change of use is proposed, replacement facilities or to demonstrate that there is no longer a community need for the facility or demand for another community use on site.

It is accepted that a number of Methodist Churches have become redundant across the District and have been sold at auction within the last 12-24 months. A number of alternative uses have been proposed for the vacant Churches, including both commercial and residential uses.

The change of use from the Church to a residential dwelling is considered to be acceptable in principle, the sale of the Churches at auction demonstrates that there is no requirement for these type of Church premises. Furthermore Mistley has both a Church and Village Hall within walking distance of the application site.

Therefore the requirements of Policy HP2 are considered to have been met in justifying the change of use and the principle of development with regard to the change of use is considered to be acceptable in this location, subject to the detailed material considerations relevant to this proposal which are set out below.

Character and Appearance including Heritage Impacts.

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (Para 126 NPPF).

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Policy PPL8 seeks to ensure that development within a designated Conservation Area or which affects its setting, has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of:

- a. scale and design, particularly in relation to neighbouring buildings and spaces;
- b. materials and finishes, including boundary treatments appropriate to the context;
- c. hard and soft landscaping;
- d. the importance of spaces and trees to the character or appearance; and
- e. any important views into, out of, or within the Conservation Area.

All new development should be accompanied by an informed assessment and understanding of the significance of the heritage asset (including any contribution made to that significance by its setting).

Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness.

From a heritage perspective, the church building is deemed to be a non-designated heritage asset by ECC Place Services, due to its architectural interest and its social and communal historic interest.

The chapel was opened in 1862, built to the designs of Charles Buckerbridge and as part of the Frees' development at New Mistley. A rear extension was added in the late 19th century to the south side to be used as community room. In 1924 the Community room was extended further, together with the addition of a lean-to kitchen extension and a flat roof extension to the side.

The external alterations to the building are limited and include:

- An area of roof to the rear of the building is to be removed to light the newly formed courtyard area
- the removal of the railings to the front of the building
- the modern render is removed from the building and the brickwork and mortar is to be cleaned and repaired
- Then plaque to the front elevation is to be refurbished to reveal original lettering
- The boundary wall to the west is to be raised to 2m and finished with half round coping
- A new timber side gate is added to the west elevation
- The existing windows are to be replaced with painted timber sash windows

- The rear roof is raised by 150mm with eaves overhangs and profiles designed to match the existing building
- Tile vents are added to roof planes
- Four high level conservation area rooflights are added to the rear roof plane
- The windows on the rear boundary are to be infilled and are designed to appear as 'fake' windows.

A site visit was undertaken by the Heritage officers in light of their initial objections to the proposal. The scheme was then revised in accordance with the recommendations of the Heritage Officers and amended plans were submitted. The internal layout has been revised to retain the overall character of the former church, particularly the original front hall and the full height space, with the first floor area formed to the rear of the building within the later added extension and a mezzanine floor arrangement to the front.

It is considered that the external alterations to the buildings would improve the appearance of the building within the conservation and are welcomed, with the main alterations made to the roof of the extensions and additions to the rear, which are considered to be less visible, however are considered to enhance the appearance of the building.

The revised proposal is considered by ECC Heritage to have an acceptable impact on the significance of the former Methodist Church as non-designated asset and the initial objections have been overcome by the amended scheme, which subject to conditions regarding details of materials to be submitted and approved.

It was also considered appropriate to undertake a historic building record, of the building as the communal function of this 19th century building is lost through conversion to a domestic dwelling. This can be secured by condition to any grant of planning permission.

Impact on Residential Amenity

Paragraph 130 of The Framework maintains that policies and decisions should result in new development that creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SPL3 seeks new development that does not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The internal layout of the proposed dwelling is in excess of the requirements in the Governments' Technical housing standards – nationally described space standards (2015), in terms of their overall gross internal area (GIA) and bedroom sizes in terms of width and floor space. From the details submitted all habitable rooms have external windows maximising the natural light to the main habitable living areas, which would result in a good standard of living conditions for future occupiers.

It is not considered that the proposed conversion of the building to a residential dwelling, would result in any significant impact upon neighbouring amenities in any regard. There are no additional first floor side windows (apart from high level rooflights) and therefore no loss of privacy or overlooking concerns are raised.

Highway Considerations and Parking Provision

The Council's Adopted Parking Standards require that for dwellings with 2 or more bedrooms, a minimum of 2 parking spaces are required. The new dwelling has two bedrooms, however has no off-street parking. This was the case when the building operated as a church and it is considered that the need for parking for this use would have been much higher than that required for a single dwelling. Cycle parking has been provided. In the context of the immediate and wider area the site is considered to be within a highly sustainable location with extremely good transport links by bus and train along with a range of amenities within walking and/or cycling distance of the site. A reduction in the car parking provision in a location such as this is not considered therefore to be of concern and the Highway Authority has no objection to the development.

Ecology and Biodiversity and Landscaping

Policy PPL4 states that proposals for new development should be supported by an appropriate ecological assessment. Due to the alterations proposed to the roof of the building a Preliminary Bat Roost Assessment (Applied Ecology, May 2022) has been submitted with the application.

As the site is in the suburban centre of Mistley surrounded by urban infrastructure and is comprised entirely of buildings with no semi-natural habitat features, it was not considered necessary within the assessment to undertake any habitat survey work or assessment. The report focused on the ecological assessment on the potential of the buildings to support protected species, namely roosting bats and nesting birds and to determine the likely ecological constraints associated with the proposed redevelopment of the chapel to a residential dwelling.

The survey concluded that no physical evidence of bats was present on the exterior or inside the chapel or within its roof void and no evidence of previous bird nesting was seen during the survey, and no external gap and hole type features were present that could support nesting swifts *Apus apus*. Biodiversity enhancement measures were recommended such as the provision of bird and bat boxes.

ECC Ecology were consulted on the application and they concluded that sufficient ecological information is available for determination of the application and therefore provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Therefore subject to a proportionate financial contribution towards Essex Coast RAMS and the implementation of the recommended biodiversity mitigation and enhancement measures, no objection was raised to the proposal and suitable conditions have been provided.

The building has limited amenity space, however it is considered that some landscaping could be provide to soften and enhance the appearance of the development in the streetscene and would help to increase the biodiversity at the site by including some wildlife friendly native planting. These details can be secured by condition.

Financial Contribution - Recreational Disturbance Avoidance and Mitigation Strategy (RAMS):

Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

This new residential development lies within the Zone of Influence. The site is not within or directly adjacent to one of the European designated sites, but some 250 metres from the Stour and Orwell Estuaries RAMSAR and SPA.

The Council's Habitats Regulation Assessment has concluded that, with the proposed mitigation, the project would not have an Adverse Effect on the Integrity of the sites included within the Essex Coast RAMS and therefore the proposal is in accordance with the Essex Coast RAMS SPD.

However, new housing development within the Zol would be likely to increase the number of recreational visitors to the area; and, in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

In accordance with Natural England's advice there is no requirement to consult them due to the specified mitigation.

A unilateral undertaking has been prepared to secure this legal obligation. This will ensure that the development would not adversely affect the integrity of European Designated Sites in accordance

with Section 1 Policy SP2 and Section 2 Policy PPL4 of the Tendring District Local Plan 2013-2033 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Financial Contribution - Open Space and Play Space

Policy HP5 expects all new development to contribute to or provide open space provision, therefore a financial contribution in lieu of on-site provision may be sought which can be used towards any necessary improvement or expansion of existing, or the delivery of new, open spaces and/or sports facilities in the local area. Policy DI1 seeks to secure financial contributions towards new or expanded facilities and the maintenance thereof.

There is currently a deficit of -3.00 hectares of equipped play in Mistley. However due to the conversion of an existing building no contribution is required.

Drainage and Sewerage Provision

Policy PPL5 states that all new development must make adequate provision for drainage and sewerage and should include Sustainable Drainage Systems (SuDS) as a means of reducing flood risk, improving water quality, enhancing the Green Infrastructure network and providing amenity and biodiversity benefits. The current drainage and sewage disposal systems would be utilised and the site is served by a main sewer. Any replacement paving to the front of the site should be made of a porous material.

Climate Change and Renewable Energy

Policy SPL3, Part B criterion d), states that an applicant must demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change, as per the Building Regulations prevailing at the time and policies and requirements in the Local Plan.

Under Policy PPL10 measures to be considered include the provision of electric vehicle charging points. Paragraph 112 e) of the Framework states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

In accordance with the above policies the use of a planning condition to require the provision an electric vehicle charging point is reasonable and necessary.

Representations

No representations have been received following a public consultation which included a site notice posted at the site and neighbouring consultation letters sent out to the adjacent properties.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal the application is recommended for approval.

6. Recommendation

Approval – FULL

7. 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 the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the following approved plans:

21047-01	Location Plan
21047-04F	Proposed Floor Plans
21047-06H	Proposed Elevations
21047-07D	Proposed Block Plan
21047-08A	Window Details

Reason: In the interests of proper planning and for the avoidance of doubt.

3. Prior to the commencement of any internal works in relation to the change of use hereby approved, a scheme of archaeological building recording at least commensurate with a 'Level 1 Record' as outlined in Historic England guidance understanding Historic Buildings - A Guide to Good Recording Practice must be undertaken and submitted to the Local Planning Authority for approval in writing. The historic buildings report as may be approved shall be deposited, along with a digital archive with the Archaeological Data Service (ADS).

Note: An historic buildings specialist should carry out the work.

Reason: To maintain a record of this historic building

4. Prior to the commencement of any external works/installation, in relation to the change of use hereby approved, a schedule of all external finish materials to match the existing, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be only implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: In order to preserve and enhance the appearance of the building within the Conservation Area

5. There shall be no discharge of surface water from the development here by approved onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety

6. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason: To ensure that appropriate loading/unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety

7. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Bat Roost Assessment (Applied Ecology, May 2022) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

8. A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Bat Roost Assessment (Applied Ecology, May 2022 shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

9. No vehicle connected with the construction works to arrive on site before 07:30 or leave after 19:00 Construction operation working hours shall only be between 08:00 and 18:00 Mondays to Friday, 08:00 and 13:00 Saturdays with no construction working of any kind permitted on Sundays or any Public/Bank Holiday.

Reason: In the interests of residential amenity

10. No materials produced as a result of the site development or clearance shall be burned on site.

Reason: In the interests of residential amenity

11. Due to historical unknown landfills in close proximity to the site, prior to and during construction, if any unexpected ground conditions are encountered, the following processes must be followed:

- a. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
- b. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
- c. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
- d. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
- e. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
- f. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
- g. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
- h. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
- i. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
- j. A photographic record will be made of relevant observations.
- k. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or o

treatment of material on site to meet compliance targets so it can be re-used; or o removal from site to a suitably licensed landfill or permitted treatment facility.

- I. A Verification Report will be produced for the work.

Reason - to protect the health of site workers and end users

8. **Informatives**

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Asbestos

Prior to the commencement of any demolition works, an asbestos survey should be carried out. Any asbestos containing materials must be safely removed by a qualified contractor to protect the health of site workers and end users

Highways

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

In main urban areas with frequent and extensive public transport, cycling and walking links, the EPOA Parking Standards recommend that a reduced parking standard provision may be applied to residential developments. A reduced parking standard provision level can be applied to this proposal as it is located very close to regular public transport services.

On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Are there any letters to be sent to applicant / agent with the decision? If so please specify		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO