
ITEM 6 - APPLICATION No. 23/00776/FUL – Hockley Primary School, Chevening Gardens, Hockley, Essex

1. **Applicant correspondence** regarding lighting within the site following neighbour objection received 2nd February 2024 reads as follows:

1.1 The contractor confirms the issues with the external lighting has been rectified shortly after the neighbour's complaint. The external lighting set up was not complete at the time and a time clock is now operational meaning that the lights now switch off when the school is non-operational. The lighting relates to the school's operation rather than construction.

Officer comments on above matter:

1.2 In respect of the lighting complaint raised by the resident of 7 Chevening Gardens, the applicant has confirmed that the lighting presently within the site is permanent and relates to the school's operation. As the Local Planning Authority does not have details of the lighting such as type, luminosity levels, hours of operation or means of control etc, it is recommended that condition 6 is considered necessary to remain. Condition 6 would allow for details of the lighting already installed to be submitted to the Local Planning Authority for consideration along with any other lighting to be implemented which may be required but not yet installed.

2. **Applicant correspondence** providing updated plans and details in response to the holding objection from the LLFA issued on the 8th February 2024 is summarised in the table below.

Holding objections raised by ECC LLFA	Details provided by applicant in response to LLFA
We require a detailed drainage plan evidencing the attenuation tank mentioned in your email, the pipe network, filter/land drains and catch pits. We need to know exactly what has been constructed on site.	Please see attached drainage layout indicating all requested elements. I have also attached the drainage details. The contractor has confirmed everything was constructed as per the drawings.
Please provide drainage calculations based on the lower climate change event of 25%.	See attached calculations 23261-DID-XX-XX-T-C-2014-P01

Please provide a maintenance plan for all proposed features. We cannot condition this given the stage the application is now at and that the building has already been constructed.	Please see attached Drainage Maintenance Plan PJT10406-DID-XX-XX-T-C-2001-P01
---	---

3. **Essex County Council (Lead Local Flood Authority)** consultation in response to updated details from applicant on flooding matters. Response received 20th February 2024:

“Thank you for your email received on 16/02/2024 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application. As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council’s (ECC’s) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position:

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we **do not object** to the granting of planning permission.”

Officers’ Comments on above matter

- 3.1 Officers consider that in light of the withdrawal of the holding objection from the Lead Local Flood Authority, and that the updated information satisfies the LLFA so as to not object to the proposal, the recommendation is that the Secretary of State for Levelling Up, Housing and Communities be advised that members are minded to APPROVE the application subject to revised conditions.
- 3.2 It is considered that as sufficient information has been supplied to the LLFA which in particular includes details within the drainage maintenance plan (document reference PJT-10406-DID-XX-XX-T-C-2001 dated February 2024), that condition 4 – (which recommends a surface water management plan be

submitted to the Local Planning Authority) be amended as details of the maintenance of the sustainable drainage systems is included within this document submitted which has been reviewed by the LLFA in their latest response. It is recommended condition 4 be amended so as for the development approved to be maintained in accordance with the drainage documents submitted.

3.3 Condition 4 as detailed within the officer's report is therefore recommended amendment to Condition 4(a) as follows:

4(a) The development hereby approved shall accord with the drainage maintenance plan document reference PJT-10406-DID-XX-XX-T-C-2001 dated February 2024, whereby the maintenance of the sustainable drainage systems shall be adhered to throughout the duration of the development hereby approved.

REASON: In the interests of surface water management and site maintenance as the site falls within an area of Critical Drainage.

3.4 Condition 2 (approved plans) is also recommended amendment to include the most recently submitted flood documents as reviewed by the Lead Local Flood Authority. It has also been brought to the attention of the case officer that whilst the correct plans and documents have been listed within the case officer report, the dates of the documents be amended to reflect the most recent revisions dated of the documents. It is therefore recommended that condition 2 (approved plans) and condition 7 (highway safety) be slightly amended so as to include the most accurate dates of the documents.

Condition 2 (amended to 2a) is recommended as follows:

Approved plans

2(a) The Development hereby approved shall be carried out in complete accordance with the following approved plans:

Drainage details Sheet 1 Drawing No. PJT10406-DID-XX-XX-D-C-6011 Revision C03 dated 16.02.24

Drainage Layout Drawing No. PJT10406-DID-XX-XX-D-C-5011 Revision C07 dated 16.02.24

Tree protection plan Drawing No. Arbtech TPP 01 dated November 2023; Arboricultural impact assessment Drawing No. Arbtech AIA 01 dated November 2023;

Existing natural turf pitches Drawing No. PJT10406-MCA-GA-GF-D-A-0013 Revision P01 dated 17.08.2023;

Proposed natural turf pitches Drawing No. PJT10406-MCA-GA-GF-D-A-0014 Revision P01 dated 17.08.2023;

GA elevations Drawing No. PJT10407-MCA-GA-BZZ-D-A-2001
Revision C04 dated 02.10.23;
General arrangement plan first floor Drawing No. PJT10407-MCA-GA-B01-D-A-1002 Revision C05 dated 05.10.23;
General arrangement plan roof plan Drawing No. PJT10407-MCA-GA-BRF-D-A-1003 Revision C03 dated 13.08.23;
General arrangement plan ground floor Drawing No. PJT10407-MCA-GA-BGF-D-A-1001 Revision C10 dated 20.10.23;
Proposed site plan Drawing No. PJT10406-MCA-GA-GF-D-A-0001
Revision C06 dated 26.10.23;
GA sections Drawing No. PJT10407-MCA-GA-BZZ-D-A-3001 Revision
C03 dated 25.09.23;
GA sections Drawing No. PJT10406-MCA-GA-AZZ-D-A-3001 Revision
C02 dated 08.09.23;
GA elevations Drawing No. PJT10406-MCA-GA-AZZ-D-A-2001
revision C03 dated 27.09.23;
General arrangement plans roof Drawing No. PJT10406-MCA-GA-ARF-D-A-1003 Revision C03 dated 13.09.23;
General arrangement ground floor plan Drawing No. PJT10406-MCA-GA-AGF-D-A-1001 Revision C06 dated 10.10.23;
General arrangement plans – first floor Drawing No. PJT10406-MCA-GA-A01-D-A-1002 Revision C03 dated 10.10.23;
External installation Drawing No. PJT10406-LRH-122-XX-D-M-5001
Revision CO4 dated 06.10.23;
Landscape general arrangement Drawing No. PJT10406-NDA-126-XX-D-L-1020 Revision P01 dated 31.10.23;
Location of underground services and drains Drawing No. 57257 dated
Aug 2023;
Topographical Survey Drawing No. CSI594S-S-103 Revision A dated
03.08.2023;
Location Plan
Preliminary Ecological Appraisal (Arbtech Ltd, October 2023)
Construction Phase Health and Safety Plan and Traffic Management
Plan PJT10408 Revision No. 1

REASON: For the avoidance of doubt and to specify the plans to which
the permission relates.

Highway Safety

Condition 7 (amended to 7a) is recommended as follows:

7(a) The Construction Phase Health and Safety Plan and Traffic Management Plan PJT10408 Revision No. 1 shall be implemented and adhered to during the construction phase of development.

REASON: In the interest of highway safety in accordance with Policy DM30 of the Council's Development Management Plan.

**ITEM 7 - APPLICATION No. 23/00087/FUL – Glencrofts,
Hawkwell, Essex**

1. Further neighbour representations

Two further replies have been received from the following address:

White Hart Lane: 47.

And which in the main makes the following comments and objections:

We have had a first look through your report and wish to seek clarification on a few of points.

1. Your Recommendations:

(3) Removal of permitted Rights for Garden Buildings - This leaves it open for a future Administration, (who might need to swell the Council's coffers or who don't place the same value on the protection of woodland) to permit buildings to be erected in the future. Can this be strengthened so as to make it impossible for permission to be given for the erection of any building on the site?

(4) Method Statement for the installation of fencing - Does this mean that any established trees in the 2 m boundary strip can be protected and not 'felled' just because they are in the perimeter strip? Would it be possible to retain the mature mixed hedgerow which borders White Hart Lane and establish the 2 m strip just behind the existing hedgerow?

(5) Fencing and Hedge Boundary - It states that 'The fence, the height of which shall not exceed 1.5 m in height relative to the existing ground levels shall incorporate upright supporting posts and horizontal post solely of timber

construction only and no other material'. The revised plan submitted by the applicant on 9th June 2023 states that they would fix a 'powder coating light mesh (dark green) stapled to the inner side of the fence'. Please can you confirm that neither a mesh nor anything else will be allowed that would limit or restrict the free movement of wildlife through the fence line.

2. Material Planning Considerations - Paragraph 2.1 - What do you mean by 'undeveloped land' and you state that the area is "shaded white" in the Framework Allocations Plan - what does 'shaded white' signify?

I have spoken to all of the objectors, and they are happy for me to speak on their behalf, Can you clarify whether or not there is any lee-way on the 5 minutes? Is there an absolute cut -off when the 5 minutes are up? Is Further to my email yesterday I would be obliged if you could also clarify the following:

I am being asked why is it that Glencroft Wood which is a publicly own amenity woodland that has been valued, used and enjoyed by the local community for many years has been categorised as 'shaded white' rather than 'public open space'. I'm advised that Betts Wood, Hockley is classed as 'public open space' why isn't Glencroft Wood?

Also in the report page 7.14 paragraph 2.30 'Hybrid Ecology' states that the woodland is approximately 30 to 40 years of age when this is clearly not the case as, I'm advised, the TPO 7/80 was granted in 1980 - on that basis the woodland must be considerably older - if they've got this wrong what else have they misrepresented?

Sorry to be a pain but I'm trying to involve as many of the objectors as possible and they will raise questions / concerns.

Are there any warning given as you are approaching the time limit?