

Minutes of the meeting of the Development and Regulation Committee, held in the Council Chamber, County Hall, on Friday, 25 June 2021 at 10:30.

Present:

Cllr C Guglielmi (Chairman)	Cllr J Jowers
Cllr M Steptoe	Cllr I Grundy
Cllr J Fleming	Cllr R Moore
Cllr M Garnett	Cllr P Thorogood
Cllr D Harris	Cllr S Kane

1. Membership, Apologies, Substitutions and Declarations of Interest

Apologies were received from Councillor M Hardware and Councillor B Aspinell.

Councillor I Grundy declared an interest in item 5.1 of the agenda (Minute 2) concerning the Land off St Luke's Way, Runwell, Wickford as the site was in his division. Cllr Grundy considered that as he had not previously expressed a view on the proposition, he was not precluded from participating in the debate and voting on this item.

2. Appointment of a Vice Chairman

Councillor C Guglielmi proposed and Councillor D Harris seconded the election of Councillor J Jowers as Vice Chairman. There being no other proposals, Councillor Jowers was duly appointed.

3. Minutes

The minutes of the meeting held on 26 March 2021 were agreed as a correct record and signed by the Chairman.

4. Identification of Items Involved in Public Speaking

Individuals to speak in accordance with the procedure were identified for the following items:

- 1) Land off St Luke's Way, Runwell, Wickford
To consider report DR/08/21 relating to the erection of a new Primary School and Early Years Nursery with associated playing fields, hard play areas, parking and landscaping.
Location: Land off St Luke's Way, Runwell, Wickford
Ref: CC/CHL/15/21

Public speakers:

- Agent, on behalf of Applicant: Mr Ward – speaking for

5. Land off St Luke's Way, Runwell, Wickford

The Committee considered report DR/08/21 by the Chief Planning Officer.

The Chairman drew the Committee's attention to the Addendum to the agenda, particularly in respect of the comments made by Chelmsford City Council.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report and Addendum.

The Committee noted the key issues:

- Principle of Development, Green Belt and Need
- Site Layout and Design
- Landscape, Trees and Ecology
- Heritage
- Amenity (Noise, Air Quality and Lighting)
- Highways
- Other issues
 - Sustainability
 - Flood Risk and Drainage
 - Land Contamination

In accordance with the protocol on public speaking the Committee was addressed by Mr Michael Ward, speaking as an agent on behalf of the Applicant. Mr Ward made several points:

- The proposals had been recommended for approval with no objection from Chelmsford City Council.
- The site fell within the area of the former Runwell Hospital allocation, which had provided for major redevelopment, including outline planning permission for 575 new houses and a primary school.
- The construction of the new houses was well advanced. The new houses and increased birth rates would bring a demand for primary school places that would not be met by other schools nearby.
- The site was constrained with limited layout options, and there was a desire to keep the buildings away from the nearby listed chapel building and the veteran oak tree.
- The design aimed to meet the needs of the school whilst minimising the impact on the local environment.
- The package of technical information submitted with the application confirmed that no adverse impact would arise from the development, including on the local highway network. Mitigation had been provided where necessary, for example, by planting new trees.
- The proposed design and layout had been discussed in detail and amended where possible in line with the requirements of the school, educational standards, site constraints and established parameters.
- The proposed conditions were appropriate and the applicant was in the process of providing updated information to officers with the view of minimising the number of pre-commencement and pre-occupation conditions to allow a prompt start in the construction process in order to allow the school to open in the required time.

Following comments and concerns raised by Members, it was noted:

- The veteran oak tree, known as T1, would be retained, whilst the healthy oak tree known as T4 would be removed. Whilst it was regrettable to remove a healthy oak tree, the removal gave the applicant more flexibility and reduced the distance between the nursery and primary school. A semi-mature replacement oak with a girth of 25-50cm was proposed in the plans. The Committee requested that this specifically be an Old English Oak.
- The school and parents would use the parking at the Neighbourhood Centre, which had sought to incorporate additional parking spaces to compensate for this. A vehicle tracking plan had confirmed that a refuse vehicle would be able to get through the car park when it was full.
- Members raised concerns about access to the site. It was confirmed in respect of this that there would be no pedestrian access to the school from the southern vehicular access off Liberty Way. Officers advised that this access road would have no pavement and would also be gated. Similarly, the south-eastern access off St Luke's Way would purely be a maintenance access and was not proposed as a school access point for pupils. Officers noted that colleagues in the Infrastructure Delivery team would ensure appropriate signage was installed to assist in terms of wayfinding and the different uses of the access points to the site.
- Officers advised that there was to be no financial contribution towards a Traffic Regulation Order. The Highways Authority had initially asked for consideration to be given to a financial contribution with concern to parking near the Western pedestrian entrances. However, this was not deemed justifiable as the school would not be at full capacity until six years after the first pupils were admitted. The parking situation would nevertheless be reassessed in the future, should, for example, an application be made to expand the school.
- Officers reported that most students were expected to come from the immediate local area, as the 10 Year Local Plan had shown that the deficit in pupil places was principally due to the development of St Luke's Park. As a result, the students would likely be able to cycle and walk to school.
- The design was a modern contrast to the Chapel, and there were concerns raised in the Heritage Statement about altering the existing undeveloped nature setting of the Chapel. However, it was felt that the community benefit of the school outweighed the heritage concerns.
- Officers reported that the site remained within the Green Belt; however, Chelmsford City Council had allocated this as a strategic site for redevelopment, hence, the principle of the development had already been agreed and deemed acceptable in Green Belt terms.
- The local community and Runwell Parish Council were in support of the proposed school.

There being no further points raised, the resolution, including the amendments to the conditions in the Addendum, was proposed by Councillor J Jowers and seconded by Councillor D Harris. Following a unanimous vote of ten in favour, it was

Resolved

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992,

planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the details of the application dated 09/02/2021 and shown on drawings titled: 'Location Plan', drawing number: 120098-CDP-ZZ-XX-DR-A-2001 P3, dated Nov 20; 'Block Plan', drawing number: 120098-CDP-ZZ-XX-DR-A-2002 P5, dated 07/06/21; 'Site Plan', drawing number: 120098-CDP-ZZ-XX-DR-L-2001 P6, dated 08/06/21; 'Levels Plan North West', drawing number: 120098-CDP-NW-00-DR-C-4004 P8, dated 09/06/21; 'Levels Plan South West', drawing number: 120098-CDP-SW-00-DR-C-4005 P7, dated 09/06/21; 'Primary School GA Plans', drawing number: 120098-CDP-ZZ-XX-DR-A-2003 P4, dated 07/06/21; 'Primary School Roof Plan', drawing number: 120098-CDP-ZZ-XX-DR-A-2010 P2, dated 07/06/21; 'Primary School Elevations', drawing number: 120098-CDP-ZZ-XX-DR-A-2005 P6, dated 07/06/21; 'Primary School Sections', drawing number: 120098-CDP-ZZ-XX-DR-A-2012 P2, dated 07/06/21; 'Nursery GA Plans', drawing number: 120098-CDP-ZZ-XX-DR-A-2004 P3, dated 07/06/21; 'Nursery Roof Plan', drawing number: 120098-CDP-ZZ-XX-DR-A-2011 P2, dated 07/06/21; 'Nursery Elevations', drawing number: 120098-CDP-ZZ-XX-DR-A-2006 P3, dated 07/06/21; and 'Nursery Sections', drawing number: 120098-CDP-ZZ-XX-DR-A-2013 P2, dated 07/06/21 and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions.

Reason: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment and in accordance with policies S1 – Spatial Principles, S2 – Addressing Climate Change and Flood Risk, S3 – Conserving and Enhancing the Historic Environment, S4 – Conserving and Enhancing the Natural Environment, S9 – Infrastructure Requirements, S11 – The Role of the Countryside, DM6 – New Buildings in the Green Belt, DM13 – Designated Heritage Assets, DM14 – Non-Designated Heritage Assets, DM15 – Archaeology, DM16 – Ecology and Biodiversity, DM17 – Trees, Woodland and Landscape Features, DM18 – Flooding/SUDS, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM25 – Sustainable Buildings, DM27 – Parking Standards,

DM29 – Protecting Living and Working Environments and DM30 – Contamination and Pollution of the Chelmsford Local Plan (2020).

3. No development beyond damp proof membrane on either the primary school or nursery building shall take place until details of the materials to be used for the external appearance (including all windows and doors and any proposed window films) of the development hereby permitted have been submitted to and approved in writing by the County Planning Authority. The details, which it is expected would follow that outlined on drawings titled 'Primary School Elevations', drawing number: 120098-CDP-ZZ-XX-DR-A-2005 P6, dated 07/06/21 and 'Nursery Elevations', drawing number: 120098-CDP-ZZ-XX-DR-A-2006 P3, dated 07/06/21, with the exception of the window films on the Nursery, shall confirm the exact specification of the materials to be used including manufacturer, colour and finishes/application proposed. The development shall be implemented in accordance with the approved details.

Reason: In the interest of the amenity of the local area and to comply with policies S3 – Conserving and Enhancing the Historic Environment, DM13 – Designated Heritage Assets, DM14 – Non-Designated Heritage Assets, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design and DM24 – Design and Place Shaping in Major Developments of the Chelmsford Local Plan (2020).

4. No development shall take place until an updated Arboricultural Method Statement has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall seek to detail protection measures proposed to the veteran Oak (T1) on-site during construction and when works encroach into the root protection area of this tree. The development shall subsequently be implemented in accordance with the approved details.

Reason: In the interest of visual amenity, to ensure protection for the existing natural environment, on the basis that the submitted Arboricultural Impact Assessment, prepared by A. T. Coombes Associates Ltd, dated 02 February 2021 is based on an previous version of the proposal and the changes made to the scheme have implications to work within the root protection area of the veteran oak to be retained on-site and to comply with policy S4 – Conserving and Enhancing the Natural Environment, S11 – The Role of the Countryside, DM16 – Ecology and Biodiversity, DM17 – Trees, Woodland and Landscape Features, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design and DM24 – Design and Place Shaping in Major Developments of the Chelmsford Local Plan (2020).

5. Prior to commencement of any landscaping works, or in any event prior to beneficial occupation of the development hereby permitted, a revised hard and soft landscaping scheme (inclusive of all hard surfacing, boundary

treatments, fencing and gates) shall be submitted to the County Planning Authority for review and approval in writing. For the avoidance of doubt, it is expected that this scheme will follow the landscaping principles shown on drawings titled 'Outline Planting Plan', drawing number: 120098-CDP-ZZ-XX-DR-L-2002 P3, dated 09/06/21; 'Paving Details', drawing number: 120098-CDP-ZZ-XX-DR-C-6002 P4, dated 10/03/21; '1.8m Closeboard Fence', drawing number: 120098-CDP-ZZ-XX-DR-L-6001-P2, dated 24/02/21; '1.8m Weldmesh Fence', drawing number: 120098-CDP-ZZ-XX-DR-L-6003-P3, dated 09/03/21; and '1.5m Hit and Miss Fence', drawing number: 120098-CDP-ZZ-XX-DR-L-6007 P4, dated 09/03/21. However, the drawings should be updated to clearly detail all areas to be planted (including the proposed planted wire climbing system) with specific reference to species, sizing and spacing and the recommendations made from Place Services in terms of species and mix of the proposed native hedge. The landscaping plan shall furthermore be updated to account for the fence alignment change shown on drawing titled 'Alternative Fence Line', drawing number: 120098-CDP-ZZ-XX-DR-L-9005 P1, dated 08/06/21. The approved landscaping scheme shall subsequently be implemented within the first available planting season (October to March inclusive) and maintained thereafter in accordance with condition 6 of this permission.

Reason: To comply with section 197 of the Town and Country Planning Act 1990 (as amended), to improve the appearance of the site in the interest of visual amenity and to comply with S3 – Conserving and Enhancing the Historic Environment, S4 – Conserving and Enhancing the Natural Environment, S11 – The Role of the Countryside, DM13 – Designated Heritage Assets, DM14 – Non-Designated Heritage Assets, DM16 – Ecology and Biodiversity, DM17 – Trees, Woodland and Landscape Features, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design and DM24 – Design and Place Shaping in Major Developments of the Chelmsford Local Plan (2020).

6. Prior to commencement of any landscaping works, or in any event prior to beneficial occupation of the development hereby permitted an updated Soft Landscape and Biodiversity Enhancement Management Scheme shall be submitted to and approved in writing by the County Planning Authority. The Scheme shall cover all elements of the landscaping scheme (including planted wire climbing system), albeit a specific management schedule is expected for the replacement oak tree. The Scheme shall furthermore seek to confirm that any tree or shrub forming part of a landscaping scheme approved in connection with the development that dies, is damaged, diseased or removed within the duration of 5 years after the completion of the development (operations) shall be replaced during the next available planting season (October to March inclusive) with a tree or shrub to be agreed in advance in writing by the County Planning Authority.

Reason: In the interest of the environment and the amenity of the local area, to ensure the landscaping proposals are effectively managed

following implementation and to comply with policies S3 – Conserving and Enhancing the Historic Environment, S4 – Conserving and Enhancing the Natural Environment, S11 – The Role of the Countryside, DM13 – Designated Heritage Assets, DM14 – Non-Designated Heritage Assets, DM16 – Ecology and Biodiversity, DM17 – Trees, Woodland and Landscape Features, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design and DM24 – Design and Place Shaping in Major Developments of the Chelmsford Local Plan (2020).

7. The development hereby permitted shall be implemented in accordance with the biodiversity enhancement measures detailed in section 7.8 of the submitted 'Ecological Impact Assessment', produced by MLM Consulting Engineers Ltd, document ref: 66201998-MLM-ZZ-XX-RP-J-0001, dated 04/02/2021. Regarding this, and the enhancement measures proposed, 1no. bat and 2no. single chamber sparrow boxes shall be installed on-site prior to beneficial occupation of the development.

Reason: To conserve and enhance Protected and Priority species, to allow the County Planning Authority to discharge its duties under the UK Habitats Regulations, the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats and species) and to comply with policies S4 – Conserving and Enhancing the Natural Environment, DM16 – Ecology and Biodiversity, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design and DM24 – Design and Place Shaping in Major Developments of the Chelmsford Local Plan (2020).

8. No external fixed lighting shall be erected or installed on-site until exact details of the location, height, design, luminance, operation and management have been submitted to and approved in writing by the County Planning Authority. With regard to this, the details to be submitted shall include an overview of the lighting design and management (including proposed hours of operation), the maintenance factor and lighting standard applied together with a justification as why these are considered appropriate, detailed drawings showing the lux levels on the ground (including spill in context of adjacent site levels), angles of tilt, colour, temperature, dimming capability and the average lux (minimum and uniformity) for all external lighting proposed. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties and highways.

The lighting design shall also consider the impact on light sensitive biodiversity and a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) clearly demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

Reason: To minimise the nuisance and disturbances to neighbours (and the surrounding area), in the interests of highway safety, to minimise impact on light sensitive biodiversity and to comply with policies S4 – Conserving and Enhancing the Natural Environment, S11 – The Role of the Countryside, DM16 – Ecology and Biodiversity, DM17 – Trees, Woodland and Landscape Features, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM25 – Sustainable Buildings and DM29 – Protecting Living and Working Environments of the Chelmsford Local Plan (2020).

9. Prior to beneficial occupation of the development hereby permitted, details of the external sound level emitted from all plant, machinery and equipment installed shall be submitted to the County Planning Authority for review and approval in writing. The details shall furthermore outline any mitigation measures proposed to ensure that the external sound level emitted from plant, machinery and equipment proposed to be installed would be equal or lower than the existing background sound level. The assessment shall be made in accordance with BS 4142:2014+A1:2019 and the assessment shall be based on all plant, machinery and equipment operating together at design duty with impact predicted/assessed at a range of nearby sensitive receptors (or areas respective to the location of these). The development shall subsequently be implemented and managed in accordance with the details approved.

Reason: In the interests of adjacent residential amenity and to comply with policies DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM25 – Sustainable Buildings and DM29 – Protecting Living and Working Environments of the Chelmsford Local Plan (2020).

10. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the County Planning Authority. With regard to this the scheme shall either:
 - Demonstrate that the previous development parcel made attenuation storage allowance to manage runoff volumes generated by an unlimited discharge from the school site or if such allowance was not made or this cannot be demonstrated, the proposed drainage scheme shall include but not be limited to:

- Restricting discharge rates to 1:1 Greenfield runoff rates for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change;
- Providing sufficient storage on-site to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event;
- Demonstration that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event;
- Final modelling and calculations for all areas of the drainage system;
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753;
- Detailed engineering drawings of each component of the drainage scheme;
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features; and
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The drainage strategy subsequently approved shall be fully implemented prior to beneficial occupation of the development.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of SuDS features over the lifetime of the development, to provide mitigation of any environmental harm which may be caused to the local water environment, failure to provide the above required information 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 and to comply with policies S2 – Addressing Climate Change and Flood Risk, S9 – Infrastructure Requirements, DM18 – Flooding/SUDS, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM25 – Sustainable Buildings and DM29 – Protecting Living and Working Environments and DM30 – Contamination and Pollution of the Chelmsford Local Plan (2020).

11. Prior to beneficial occupation of the development hereby permitted, a maintenance plan detailing the maintenance arrangements, including who is responsible for different elements, of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to the County Planning Authority for review and approval in writing.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended and to ensure mitigation against flood risk as failure to provide the above required information prior to occupation may result in the installation of a system that

is not properly maintained and may increase flood risk or pollution hazard from the site and to comply with policies S2 – Addressing Climate Change and Flood Risk, S9 – Infrastructure Requirements, DM18 – Flooding/SUDS, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM25 – Sustainable Buildings and DM29 – Protecting Living and Working Environments and DM30 – Contamination and Pollution of the Chelmsford Local Plan (2020).

12. No development of the natural turf playing field shall commence until the following documents have been submitted to and approved in writing by the County Planning Authority, after consultation with Sport England:

- A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
- Based on the results of the assessment to be carried out pursuant to the above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and the land shall thereafter be maintained and made available for playing field use in accordance with the details of the development approved.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

13. No development shall take place until an updated Construction Management Plan has been submitted to and approved in writing by the County Planning Authority. The approved Plan shall be adhered to throughout the construction period and provide for:

- a) the proposed layout of the construction compound inclusive of areas proposed for the parking of vehicles of site operatives and visitors, the loading and unloading of plant and materials and the storage of plant and machinery used in constructing the development;
- b) wheel and underbody cleaning facilities;
- c) routing of vehicles;
- d) measures proposed to reduce the potential for amenity impacts or nuisance;
- e) measures proposed to minimise the risk of offsite flooding caused by surface water run-off and groundwater; and
- f) mechanisms for liaising with other developers in the vicinity to co-ordinate construction activity and reducing the impact on the network.

The Plan shall also be supported by a condition survey of roads proposed to be used by construction vehicles with a commitment to undertake a further survey once the development is complete. The results of the latter survey shall be submitted to the County Planning Authority for review and approval in writing no later than one month after beneficial occupation of the development and in the event of identified damage to the highway this shall be accompanied by a resolution strategy. The development shall be implemented in accordance with the approved Plan/strategy.

Reason: In the interests of highway safety and amenity, that construction works may lead to excess water being discharged from the site and to comply with policies S9 – Infrastructure Requirements, DM18 – Flooding/SUDS, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM29 – Protecting Living and Working Environments and DM30 – Contamination and Pollution of the Chelmsford Local Plan (2020).

14. No development beyond damp proof membrane on either the primary school or nursery building shall take place until an updated parking plan has been submitted to the County Planning Authority for review and approval in writing. The car parking arrangement as shown on drawing titled 'Site Plan', drawing number: 120098-CDP-ZZ-XX-DR-L-2001 P6, dated 08/06/21 shall be revised to clearly show the three spaces which would have charging points for electric vehicles. The parking area shall subsequently be constructed and laid out as approved. In addition to this, the cycle/scooter parking, as shown on the same drawing, for the avoidance of doubt, shall also be provided prior to beneficial occupation of both the primary school or nursery building. The specification for the cycle/scooter parking is to be as shown on drawings titled 'Cycle Shelter', drawing number: 120098-CDP-ZZ-XX-DR-L-6006 P2, dated 24/02/21; 'Cycle Hoops', drawing number: 120098-CDP-ZZ-XX-DR-L-6004-P3, dated 24/02/21; and 'Scooter Racks', drawing number: 120098-CDP-ZZ-XX-DR-L-6005 P2, dated 24/02/21. The car parking areas and cycle and scooter racks/shelters shall be permanently retained for the lifetime of the school and shall not be used for any other purpose.

Reason: To provide a suitable level of parking on-site, to provide appropriate facilities to store cycles and scooters on-site, in the interest of highway safety and to comply with policies S2 – Addressing Climate Change and Flood Risk, S9 – Infrastructure Requirements, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments, DM25 – Sustainable Buildings and DM27 – Parking Standards of the Chelmsford Local Plan (2020).

15. No development beyond damp proof membrane on either the primary school or nursery building shall take place until exact details of the carbon/energy saving measures outlined in Section 5 of the 'Design and

Access Statement' (V3), produced by Concertus, dated 04/02/2021 and section 6.42 of the 'Planning Statement', produced by Strutt and Parker, dated February 2021 have been submitted to the County Planning Authority for review and approval in writing. Such detail shall, for the avoidance of doubt, include but not be limited to the exact layout of the solar arrays proposed on both building roofs, shown in principle on drawings titled 'Primary School Roof Plan', drawing number: 120098-CDP-ZZ-XX-DR-A-2010 P2, dated 07/06/21 and 'Nursery Roof Plan', drawing number: 120098-CDP-ZZ-XX-DR-A-2011 P2, dated 07/06/21.

Reason: In the interests of energy efficiency, delivering the carbon savings suggested as part of the proposals and to comply with policies S2 – Addressing Climate Change and Flood Risk, DM20 – Delivering Community Facilities, DM23 – High Quality and Inclusive Design, DM24 – Design and Place Shaping in Major Developments and DM25 – Sustainable Buildings of the Chelmsford Local Plan (2020).

16. The development shall be implemented in accordance with recommendations outlined within the Site Investigation Report, produced by Ground Engineering, report reference: C15191, dated December 2020. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the County Planning Authority. The remediation strategy, in such an event, shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources in line with paragraph 170 of the NPPF and to comply with policy DM30 – Contamination and Pollution of the Chelmsford Local Plan (2020).

6. Enforcement Service Update

The Committee considered report DR/09/21 by the Chief Planning Officer.

The Committee NOTED the report.

7. Applications, Enforcement and Appeals Statistics

The Committee considered reports DR/10/21, DR/11/21 and DR/12/21; applications, enforcement and appeals statistics, as at the end of March 2021, April 2021 and May 2021 respectively.

The Committee NOTED the report.

8. Date of Next Meeting

The Committee noted that the next meeting was scheduled for 10.30am on Friday 23 July 2021, to be held in the Council Chamber, County Hall, Chelmsford. Further information on Committee training would be circulated.

There being no further business, the meeting closed at 11:17am.