

Reference: 18/00551/FUL	Site: Land Adjacent Curling Lane Helleborine And Meesons Lane Grays Essex
Ward: Grays Riverside	Proposal: Construction of 8 no. two bedroom semi-detached dwellings with associated access, car parking and amenity areas.

Plan Number(s):		
Reference	Name	Received
002E	Floor Layout	3rd December 2018
003C	Site Layout	3rd December 2018
200D	Sections	3rd December 2018
201C	Sections	3rd December 2018
(No Nos.)	Location Plan	20th April 2018
003	Proposed Plans	20th April 2018
Meesons Lane DAS	Meesons Lane Design & Access Statement	23rd November 2018
001J	Site Layout	23rd November 2018
0001K	Parking Block Plan	31st October 2019

The application is also accompanied by:

- Design and Access Statement (Nov 2018)
- Structural Statement by JNP Group Consulting Engineers (18 December 2018)
- Transport Statement by Milestone Transport Planning (March 2018)
- Conceptual Drainage Strategy (ref. M42800 RP-C-1001) by JNP Group Consulting Engineers (February 2019)
- Ecological Report (re. 183031) - A A Environmental Ltd (April 2018)
- Tree survey, Arboricultural impact assessment and tree protection plan (ref. J13) by Robert Toll and Dr Martin Dobson (28 March 2018)
- Borehole Soakaway Infiltration Testing by JNP Group Consulting Engineers (26

March 2019)	
Applicant: (Mr Rehan Khodabuccus) On behalf of: Zed Pods Ltd	Validated: 18 April 2018 Date of expiry: 17 February 2020 (Extension of Time agreed with Applicant)
Recommendation: Approve, subject to conditions.	

1.0 UPDATE FOR PLANNING COMMITTEE

- 1.1 This application was withdrawn from the agenda for the 9th January 2020 Planning Committee at the applicant's request in order that discussions could take place between the Council, the applicant and the Essex Badger Protection Group regarding to the existence of badgers on the application site.
- 1.2 On 27th January 2020 Council officers met with the applicant and representatives from the Essex Badger Protection Group to discuss the matter. The meeting included a joint site visit whereby evidence of badger activity on the site was investigated by both the Council's Ecology Advisor, the applicant's Ecology Consultant and the Essex Badger Protection Group. It was confirmed by all present that there was no evidence of badgers living anywhere on the application site. This position reflects the findings of both the Council's Ecology Advisor and those of the applicant in the previous surveys carried out in 2018.
- 1.3 The Essex Badger Protection Group advised that it had no objections to the proposal in relation to badgers, subject to appropriate conditions attached to any subsequent planning approval.
- 1.4 An appropriate planning condition ensuring the agreement of a Biodiversity Management Plan has been included in the recommendation for Members.
- 1.5 A copy of the previous report is attached as Appendix 1.

