| Reference:      | Site:   |  |
|-----------------|---|--|
| 18/00551/FUL    | Land Adjacent Curling Lane Helleborine And                |  |
|                 | Meesons Lane  |  |
|                 | Grays   |  |
|                 | Essex   |  |
|                 |   |  |
|                 |   |  |
| Ward:           | Proposal:   |  |
| Grays Riverside | 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    | Meesons Lane Design & Access | 23rd November 2018 |  |
| DAS             | Statement                    |                    |  |
| 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

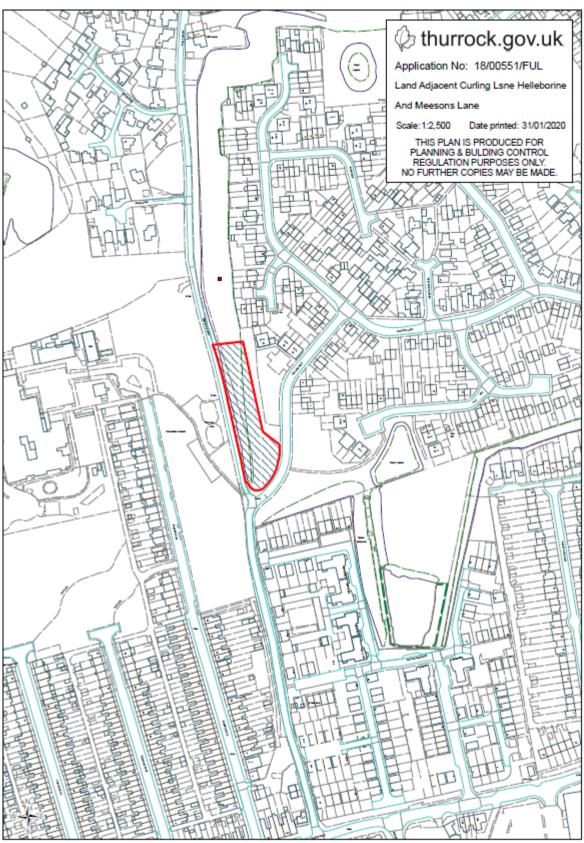
| Planning Committee 13.02.2020                   | Application Reference: 18/00551/FUL |  |  |
|---|-------------------------------------|--|--|
| March 2019)                                     |                                     |  |  |
|   |                                     |  |  |
|   |                                     |  |  |
|   |                                     |  |  |
| Applicant:                                      | Validated:                          |  |  |
| (Mr Rehan Khodabuccus)                          | 18 April 2018                       |  |  |
| On behalf of:                                   | Date of expiry:                     |  |  |
|   | 17 February 2020 (Extension of      |  |  |
| Zed Pods Ltd                                    | 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 9<sup>th</sup> 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 27<sup>th</sup> 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.

## Planning Committee 13.02.2020

## Application Reference: 18/00551/FUL



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