

Application No: 20/00800/FULL

Received: 08.07.2020

**BASILDON BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

Town and Country Planning (Development Management Procedure) Order 2015

To: Lucy Howes
Iceni Projects Ltd
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

For: Swan New Homes Limited
C/o Agent - Iceni Projects
London

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

Proposed construction of a substation to replace existing to serve the North Phase of the Beechwood residential development

On land at

**Craylands Estates And Former Fryerns School Site
Craylands
Basildon
Essex**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **GRANT PERMISSION** for the said development subject to the compliance with the conditions set out overleaf:-

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

Yours faithfully



Mrs. Christine Lyons.
Head of Planning - Growth

Dated:02.10.2020

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby granted shall be carried out in accordance with the drawings numbered BDN-BPTW-SS-00-SK-A-01300 Rev. P3; BDN-BPTW-SS-ZZ-SK-A-01702 Rev. P4; BDN-BPTW-SS-ZZ-SK-A-01703 Rev. P4, BDN-BPTW-SS-ZZ-SK-A-01704 Rev. P1; received at the Local Planning Authority's offices on 7 July 2020.
3. The sub-station hereby approved shall not brought into operation until the noise mitigation measures as set out in the Noise Assessment letter prepared by Spectrum dated 24 June 2020 (Ref: PJB8916/19115) received at the Council Offices on 7 July 2020 are carried out in full, and shall be retained in perpetuity, unless previous agreed in writing by the local planning authority.

The reasons for the above conditions are:

- 1 To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
- 2 To ensure that the development is carried out in accordance with the provisions of the development plan.
- 3 To protect the amenities of the neighbouring occupiers

Informative(s)

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, it will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of the area.

Planning applications that accord with the policies of the Basildon District Local Plan Saved Policies document will be approved in a timely fashion, unless material considerations indicate otherwise.

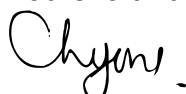
Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

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2. All works within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of the Highway Authority, details to be agreed before commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO3 - Essex Highways, Childerditch Highways Depot, Unit 36, Childerditch Industrial Park, Childerditch Hall Drive, Brentwood, Essex CM13 3HD.
3. Dust suppression methods should be employed during the demolition and construction phase to minimise the likelihood of nuisance being caused to neighbouring properties
4. No materials produced as a result of the site development or clearance shall be burned on site.
5. Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974 (the Act). You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. Please consult the Council's Environmental Health Team, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL (01268 533333 - ehs@basildon.gov.uk) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

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NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months of the date of this notice**. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 308A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, as the case may be, a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provision of Part V1 of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) If consent under provisions of the Building Regulations is required, this should be obtained prior to commencement of work. You can contact our Building Services on telephone no 01268 208026, if in any doubt.
- (5) The provisions of Section 13 of the Essex Act 1987 (access for fire brigade) may apply to this development and will be determined at the Building Regulation stage.