

MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. ON THURSDAY 9th. AUGUST 2018.

The meeting took place in recess and under delegated powers

Present: Chairman – Town Mayor Councillor Wendy Stamp, Julie Vaughan

In Attendance: Temporary planning Clerk Kevin B. Money

District Councillors reserved their right of view, at this meeting, as Town Councillors and they reserved their right to a different view, as District Councillors, at other meetings.

184 APOLOGIES FOR ABSENCE - None

185 DECLARATIONS OF INTERESTS

All Town Councillors have completed their Statutory Declarations of Interests in accordance with the Localism Act 2011 and the Code of Conduct for Members adopted by the Town Council.

Members are required to declare the existence and nature of any 'personal or prejudicial' interests relating to items on the Agenda having regard to the Code of Conduct for Members.

Members are reminded that they are also required to declare interests as soon as they become aware should the need arise throughout the meeting.

186 MINUTES

To confirm the Minutes of the Planning Committee Meeting held on Tuesday 24th. July 2018.

To be signed at the September meeting

187 APPLICATIONS FOR PLANNING CONSENT

a) **18/00847/HOUSE** PP-07118599

13 Mildmay Road Burnham-On-Crouch Essex CM0 8ED

Single storey rear extension

RESOLVED: REFUSE

The application does not conform to LDP policy D1 and section CO7 of the Maldon District Design Guide (2017). BTC also refer the case officer to the refusal report on planning application

18/00316/HOUSE 18.05.18 par. 5.3.2, 6.1 and 7.1.

The amended plans have been reduced by .1m & .4m which still results in an unneighbourly form of development that would have a detrimental impact on the amenities of the neighbouring occupiers of no.11 Mildmay Road by way of being overbearing and overpowering

b) **18/00844/HOUSE** IAP00019764-001

Eastern Boathouse The Quay Burnham-On-Crouch Essex

Replacement of existing deck and balustrade, new glazed entrance porch, and replacement of existing sheet metal roof covering with relocation of PV panels.

RESOLVED: Support

c) **18/00849/FUL** PP-07119650

The Gatehouse Sea End Caravan Park Belvedere Road Burnham-On-Crouch

Variation of condition 2 on approved planning permission FUL/MAL/95/00407 (Retention of consent refs. BUR/23/51 without compliance with condition 3 BUR/21/59 condition 1 and MAL/909/77 condition 3 to allow occupancy of caravans from 1 March to 30 November annually.)

RESOLVED: The application should be **REFUSED** on the following policies

NPPF 2012 section 10 – Meeting the challenge of climate change, flooding and coastal change (Flood Risk Zone 1)

S2 of the Maldon District Local Plan: H1 of the Maldon District Local Plan:

CON5 of the Maldon District Local Plan: S1 of the Maldon District Local Plan

H4 of the Maldon District Local Plan: D5 of the Maldon District Local Plan

d) **WTPO/MAL/18/00838** - UPRN – 100091255623 - Mr Mark Harding
The Tree Den Badgers Keep Burnham-On-Crouch Essex
TPO 6/04 - T1 - Horse Chestnut - reduce height by 3-4m.
RESOLVED: Refer to MDC Tree Officer

e) **LBC/MAL/18/00862** - UPRN – 100091256096 - Mr A Lower
Shore House The Quay Burnham-On-Crouch Essex
Proposed repointing of front elevation (The Quay)
RESOLVED: Support

f) **18/00895/FUL** - UPRN – 010014001211 - Messrs C Dickens & R Goulding
Land North Of Hillcrest House Stoney Hills CM0 8QA
Construct 4 new detached dwellings
RESOLVED: REFUSE

BTC request MDC REFUSE this application on the grounds:-

- The proposed building area is outside of the local Development plan
- The proposed building is outside the local development boundary
- MDC have a 5-year land/housing supply
- This is a complete overdevelopment of the site
- There is no infrastructure to support this development
- The access to the site (Stoney Hills) is along a narrow road (Mill Road) where cars are constantly parked.
- There is also a narrow sharp, blind corner to enter into Stoney Hills. This causes problems to residents by larger vehicles being unable to drive around the corner, the vehicles then get stuck, which then blocks all access in and out of Stoney Hills. These vehicles also cause damage to residents' hedges, fences and trees and also to the Stoney Hills road sign in their attempts to get around the blind corner.
- The sewer and drainage cannot cope with any more development in Stoney Hills.
- The residents already suffer from fluctuating/poor water pressure, supply and drainage problems which was abundantly clear during the recent heavy rainfall.
- BTC also have concerns about the added pressure on the already over-loaded infrastructure services – including Doctors, schools etc.
- The junction of Mill Road/Southminster Road/Green Lane has numerous accidents due to sightlines and poor surface.

g) **18/00896/TCA** - UPRN – 100091255702 - Mrs Amanda Lewis
2 Queens Court Burnham-On-Crouch CM0 8HW
Flowering Cherry (T1) - fell. Pear (T2) to be pruned back by 1m.
RESOLVED: Refer to MDC Tree Officer

h) **18/00710/HOUSE** - UPRN – 100090553335 - Mr & Mrs Hunt
28 Mildmay Road Burnham-On-Crouch CM0 8ED
Single storey rear extension
RESOLVED: Support

i) **18/00709/LDP** - UPRN – 100090553335 - Mr & Mrs Hunt
28 Mildmay Road Burnham-On-Crouch CM0 8ED
Claim for lawful development certificate for proposed loft conversion with rear dormer
This application was noted

188 DECISIONS BY MALDON DISTRICT COUNCIL

To note decisions made by Maldon District Council

FUL/MAL/17/01242 - UPRN – 010013998040 - David Wilson Homes Eastern Counties
Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex
Variation of conditions 39 of approved application FUL/MAL/14/00356 (Application for full planning permission for 180 homes (including 20 bungalows), new vehicular accesses onto Maldon Road, the spine road through the development, green space, and associated infrastructure. Outline planning permission with all matters reserved (except for access) is sought for a 50-60 bed care home, a nursery school, 3.4 hectares of B1, B2 and B8 with 0.65 hectares of allotments.).

APPROVE subject to the following conditions. See MDC Website

FUL/MAL/18/00093 - UPRN – 010013998040 David Wilson Homes Eastern Counties
Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex
Variation of condition 18 on approved planning permission FUL/MAL/14/00356 (Application for full planning permission for 180 homes (including 20 bungalows), new vehicular accesses onto Maldon Road, the spine road through the development, green space, and associated infrastructure. Outline planning permission with all matters reserved (except for access) is sought for a 50-60 bed care home, a nursery school, 3.4 hectares of B1, B2 and B8 with 0.65 hectares of allotments)

APPROVE subject to the applicants and all interested parties first entering into an Agreement pursuant to S106 of the Town and Country Planning Act 1990 11th May 2017 a deed of variation agreement dated 26th June 2018 which relate to the following matters and subject to the following conditions:- **OUTLINE Consent**

WTPO/MAL/18/00598 - UPRN – 200000910651

Holyrood Lodge Green Lane Burnham-On-Crouch Essex

Horse Chestnut (T1) Crown lift to 3.5-4.0 metres and prune to clear property by no more than 1.75-2 metres. Remove deadwood. London Plane (T2) Crown lift to 3.5-4.0 metres and prune to clear property by no more than 1.75-2.0 metres. Remove deadwood. London Plane (T4) Crown lift to 3.5-4.0 metres and prune to clear property by no more than 1.75-2.0 metres. Remove deadwood. Horse Chestnut (T5) Crown lift to 3.5-4.0 metres. Remove epicormic growth from main stem. Remove deadwood. Lime (T6) Crown lift to 3.5-4 metres. Remove deadwood. Horse Chestnut (T7) Crown lift to 3.5-4.0 metres and prune to clear property by approximately 1.75-2.0 metres.

Remove epicormic growth from main stem. Remove deadwood. London Plane (T8) Crown lift to 3.5-4.0 metres and prune to clear property by no more than 2 metres. Remove epicormic growth from main stem. Remove deadwood. Horse Chestnut (T9) Remove deadwood. Crown lift to 3.5-4.0 metres. Remove epicormic growth from main stem. Pine (T10) Remove deadwood.

APPROVE subject to the following conditions. See MDC Website

HOUSE/MAL/18/00617 - UPRN – 100090552485 Mr & Mrs D Haggerty

11 Glendale Road Burnham-On-Crouch Essex CM0 8LY

Part two storey and part single storey rear extension

APPROVE subject to the following conditions. See MDC Website

APPEAL/S & DECISION/S

189 CORRESPONDENCE, LATE PLANS

Date of next planning meeting TBC Subject to planning applications

There being no further business the Chairman closed the meeting at 3.30pm

Signed..... 11th. September 2018

Wendy Stamp