

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. ON TUESDAY 24<sup>th</sup>. JULY 2018.**

**Present:** Chairman – Town Mayor Councillor Wendy Stamp  
Councillors – Vanessa Bell, Nick Skeens, Ron Pratt, Neil Pudney, Bob Calver, Peter Elliott, Helen Elliott

**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.*

**177 APOLOGIES FOR ABSENCE** were received from Cllrs M. Wood and L. Pudney

**178 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.

Cllr V. Bell declared a NP interest in item 180(g)

**179 MINUTES**

To confirm the Minutes of the Planning Committee Meeting held on Tuesday 10<sup>th</sup>. July 2018.  
All Agreed

**180 APPLICATIONS FOR PLANNING CONSENT**

**a) 18/00443/OUT** - PP-06886145 – Mr. J. Moccock

Land North West Of 2 Maldon Road Burnham-On-Crouch Essex

Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping

**RESOLVED: REFUSE.** This applications does not conform to BTCNP Policies HC.2, HC. 3, EN. 2, Policies HO.2, HO.3, HO.8, NHD.2, NHD.14., LDP S1 & S2 T1 & T2.

The development is also over 1km from the Town Centre (MDC Specialist needs housing SPD appendix 2 ) It is outside the development boundary, LDP and inconflct with NDP. The harm to the entrance to the town is local but significant as the entrance plays a vital part of the towns setting – hence outweighing any benefit. No amount of mitigation of landscaping would hide this huge development. Burwest has out line permission for similar specialist housing. It is intrusive in the countryside and its design is a departure from the open countryside on the outer edge of Burnham. MDC can demonstrate over a five year land supply..It may have a

detrimental effect on Tourism E5 which will have a knock on effect on E1. Significant weight should be given to Burnhams-‘made’ Neighbourhood development plan. The need for this speculative development not identified in SHMA

**b) 18/00638/FUL & 18/00639/LBC PP-06999978**

High House 36 Green Lane Burnham-On-Crouch Essex

Part demolition, part two storey part single storey rear extension, alteration and renovation of house with new western drive access. Change of use of land to residential

The above applications has been amended by the submission of revised plans, details of which can be found on MDC website

**RESOLVED: SUPPORT**

**c) 18/00698/FUL PP-07034860 – Mr. Smart**

6 Mangapp Chase Burnham-On-Crouch Essex CM0 8QQ

Proposed new dwelling house

A resident spoke in favour of the application

**RESOLVED: REFUSE:** The application is Outside the NP Development Area and policies LDP S1, S2 & H1 apply

**d) 18/00769/HOUSE PP-07069276 – Mr & Mrs A Govett**

38 Fairway Drive Burnham-On-Crouch Essex CM0 8PN

Two storey side extension

**RESOLVED: SUPPORT**

**e) 18/00794/FUL PP-07082233 – Mr Andy & Mrs Yvonne Turbin**

Land At 32A Green Lane Burnham-On-Crouch Essex

Erection of a detached four bedroom dwelling with detached garage and associated off-street parking, landscaping and amenity area

**RESOLVED: SUPPORT**

**f) 18/00779/HOUSE IAP00019096-001 – Mr Ronald Woolerton**

19 Coronation Road Burnham-On-Crouch Essex CM0 8HW

First floor rear extension with balcony.

**RESOLVED: SUPPORT**

**g) 17/01480/FUL PP-06622389**

Land Rear Of 148 Station Road Burnham-On-Crouch

Application for the change of use from Class B1 and B2 to Class C3, the demolition of the existing dilapidated industrial building and the erection of 10 new residential flats, ancillary development and landscaping on land to the rear of 148 Station Road, Burnham on Crouch

A resident spoke objecting to this application

**RESOLVED: REFUSE.** This applications does not conform to:

**Inappropriate design policies** LDP D1, H4 and NPPF paragraphs 56,61 and 64.

**Overdevelopment policies** LDP D1, D2 & H4 and NPPF paragraphs 56,61 & 64 which contravenes LDP policy D1 (1b,d,3 and 4) and H4 (Density).

**Relationship to surroundings policies** LDP D1 & H4 and NPPF paragraphs 56,61 & 64 which contravenes LDP policy D1 (1b,c,d,3 and 4) and H4 (Density).

**Loss of Privacy policies** LDP D1 & H4 and NPPF paragraphs 56,61 & 64 which contravenes LDP policy D1 (1b,c,3 and 4) and H4 (Density).

**Flooding policy** LDP D5

**Parking policies** LDP D1 (3.6)

**Cumulative effects of “windfall developments”** policy contravenes NP s.8 (10.1 and 10.2)

**Employment use** LDP policy E1

## 181 DECISIONS BY MALDON DISTRICT COUNCIL

To note decisions made by Maldon District Council

**HOUSE/MAL/18/00417** - UPRN - 100090554005

1 The Belvedere Burnham-On-Crouch Essex CM0 8AW

Removal of existing conservatory and replacement with single storey side extension

**APPROVE** subject to the following conditions – See MDC website for conditions

**HOUSE/MAL/18/00476** - UPRN - 100090553325

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

Single storey rear and side extension

**APPROVE** subject to the following conditions - See MDC website for conditions

**FUL/MAL/18/00506** - UPRN - 100091429298

Burnham Dental Practice 89A High Street Burnham-On-Crouch Essex

Conversion of existing 1st floor residential apartment (C3) to dental practice (D1)

**APPROVE** subject to the following conditions - See MDC website for conditions

**HOUSE/MAL/18/00535** - UPRN - 100090552623

High House 36 Green Lane Burnham-On-Crouch Essex

Erection of outbuilding

**APPROVE** subject to the following conditions - See MDC website for conditions

**COUPA/MAL/18/00545** - UPRN - 100091429690

61A High Street Burnham-On-Crouch Essex CM0 8AH

Notification for prior approval for a proposed change of use from a shop (class A1) into a cafe (class A3)

**PRIOR APPROVAL REQUIRED AND REFUSED** for the following reasons – See MDC website

## APPEAL/S & DECISION/S

**17/00782/OUT PP-06206186** - Mr Stephen Marks

22 Hillside Road Burnham-On-Crouch Essex CM0 BEY

Demolition of existing bungalow and the construction of 3 two bedroom homes.

APP/X1545/W/18/3197209 – Appeal start date 10<sup>th</sup>. July 2018

**18/00094/FUL IAP00013832-001** - Ms Sybil Byrom

Land South Of Marbles Stoney Hills Burnham-On-Crouch Essex

New detached dwelling house and garage

APP/X1545/W/18/3201020 – Appeal Start date 10<sup>th</sup>. July 2018

**18/00005/OUT PP-06562088** - Mr J Archer

Land Rear Of Hedge End Stoney Hills Burnham-On-Crouch

Outline application for the erection of two dwellings

APP/X1545/W/18/3198533 – Appeal Start date 10<sup>th</sup>. July 2018

## 182 CORRESPONDENCE, LATE PLANS & RENAMING OF ROAD

### STREET NAMING (PUBLIC HEALTH ACT, 1925, SECTION 17)

The following street names have been proposed by Matthew Homes Ltd with regard to *Land south of Marsh Road, Burnham on Crouch* within the provision of the above Act.

A total of 4 names will be used.

**Bramley Avenue, Cox Drive, Braeburn Close, Rubens Drive,  
Jazz Way/Drive/Close/Avenue/Road**

MDC would be pleased to receive BTC comments by 27 July 2018 and if MDC do not hear BTC by this date, MDC will assume that you have no objections

Councillors agreed to ask MDC to **DELETE** the names of Rubens Drive, Jazz Way/Drive/Close/Avenue/Road and Cox Drive.

Councillors agreed to ask MDC to consider the following **ADDITIONAL** names  
Lord Darby Close & Ambrosia Avenue

**183 Non compliance of NDP by MDC**

What if any procedure can BTC adopt to ensure we have the right to challenge MDC decisions.  
Cllr W. Stamp spoke about asking if the MDC Director of MDC planning could attend a Town Council meeting. This was agreed

**Date of next planning meeting TBC Subject to planning applications**

There being no further business the Chairman closed the meeting at 7.25pm

Signed.....11<sup>th</sup>. September 2018  
**Wendy Stamp**