

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL  
CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX.  
ON TUESDAY 18<sup>th</sup> DECEMBER 2018.**

**Present:** Chairman – Town Mayor Councillor Wendy Stamp  
**Councillors:** B. Calver, V. Bell, M. Wood, N. Pudney, N.Skeens and R. Pratt

**In Attendance:** Planning Clerk Diane Carter

*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.*

**246 APOLOGIES FOR ABSENCE - Cllr L. Pudney**

**247 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 N. Skeens declared non-pecuniary interests in 249 (f) and (h)**

**Cllr N. Pudney declared a non-pecuniary interest in 249 (e)**

**248 MINUTES**

To confirm the Minutes of the Planning Committee Meetings held on Tuesday 4<sup>th</sup> December 2018

**All Agreed**

**249 APPLICATIONS FOR PLANNING CONSENT**

**a) 18/01404/FUL**

167 Station Road Burnham-On-Crouch Essex CM0 8HJ

Variation of conditions 7 & 9 on approved planning permission FUL/MAL/14/00158 allowed on appeal APP/X1545/W/14/2228810 (2no. detached one-and-a-half storey dwellings and associated landscape works. Change of use of rear courtyard of 167 Station Road from A1 retail to residential. Conversion of part rear of 167 Station Road into a two-bedroom dwelling) to change the brick bond of dwellings on plots 1 and 3 to stretcher and replace the brick wall around plot 2 with timber fence.

**RESOLVED: Withdrawn**

**b) 18/01405/LDP**

6 Brickwall Close Burnham-On-Crouch Essex CM0 8HB

Claim for lawful development certificate for a proposed rear enlarged dormer on rear elevation.

**RESOLVED: Noted**

**c) 18/01436/HOUSE**

46 Winstree Road Burnham-On-Crouch Essex CM0 8ET

Single storey side extension to form one bed annexe, linked to main dwelling

**RESOLVED: Support**

**d) 18/01141/FUL**

The Ship Inn 52 High Street Burnham-On-Crouch, Essex

installation of a replacement extractor fan to existing commercial kitchen and installation of Sky dish at the rear of the property

**RESOLVED: Noted subject to Conservation Officer and Environmental Health**

**e) 18/01324/FUL**

Land Adjacent Charwood Stoney Hills Burnham-On-Crouch

Section 73A application to erect a two-storey house with rooms in the roof and detached garage

**RESOLVED: REFUSE- Majority Decision (Cllr Mike Wood supports)**

A further house in this area will result in over development.

There are access issues, on an already over used road.

The proposed property is too close to the boundary of an existing property

**f) 18/01374/FUL**

Barn at Mangapp Manor Southminster Road Burnham-On-Crouch

Change of use from wedding venue to residential (C3) and the construction of a barn including an associated access, boundary treatments and car parking

**RESOLVED: SUPPORT**

**g) 18/01428/HOUSE**

8 The Cobbins Burnham-On-Crouch Essex CM08QL

Proposed side extension comprising double garage, and annex with rooms within roof with 2 No. pitched roof dormers

**RESOLVED: REFUSE**

Contrary to LDP- D1 and H3 (5.28)

Scale / size of the proposed extension would be a substantial increase (50+%) of the building footprint and area.

The two storey proposed extension is out of keeping with the surrounding buildings causing a change of street scene. Also, other properties in The Cobbins are linear / square this is L shaped. It will have an adverse effect on the visual amenity of the area as a whole and an overbearing impact on immediate neighbours. It could increase the possibility of noise nuisance and disturbance.

A seven bedroom property in this vicinity could be considered over-development and raises concerns about its future use. Further, it may result in parking issues. It would result in a loss of amenities for neighbours.

**h) 18/01415/FUL**

4 Church Road Burnham-On-Crouch Essex CM0 8DA

Single storey utility extension with pitched roof, demolition of existing dilapidated garage and garden shed and replacement with 1 bedroom annexe accommodation linked to existing house

**RESOLVED: Support**

**i) 18/01297/FUL**

Market Site High Street Burnham-On-Crouch Essex

Change the use of a section of the Burnham On Crouch High Street to a weekly retail market on Tuesdays. Operational hours including set up and take down 06:30-16:00 on a permanent basis

**RESOLVED: REFUSE**

On the basis of the earlier start of 06:30. (07:00 is supported).

- Unreasonable noise too early in a residential area
- Vehicular access restricted in a residential area
- Deliveries to 'One Stop' further affected (already been made earlier)
- Protect the amenity of residents in the High Street.

**250 DECISIONS BY MALDON DISTRICT COUNCIL**

**Noted**

**251 CORRESPONDENCE / LATE PLANS**

**None Noted**

**Date of next planning meeting: 8<sup>th</sup> January 2019 at 7pm**

There being no further business the Chairman closed the meeting at 7.29pm

Signed.....8<sup>th</sup> January 2019

**Louise Pudney**