

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL
CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX.
ON MONDAY 28th JANUARY 2019.**

Present: Chairman – Town Mayor Councillor Wendy Stamp
Councillors: B. Calver, V. Bell, 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.

260 APOLOGIES FOR ABSENCE - Deputy Mayor Councillor L. Pudney, Councillor N. Pudney and Councillor M. Wood

261 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 a non-pecuniary interest in 263 (b)

Cllr V. Bell declared a non-pecuniary interest in 263 (b)

262 MINUTES

To confirm the Minutes of the Planning Committee Meetings held on Tuesday 8th January 2019

All Agreed

263 APPLICATIONS FOR PLANNING CONSENT

a) 18/00381/FUL

Proposal: Erection of building to be used as managers accommodation, offices, shop, shower/toilet facilities, spa, pool facilities and gym, formation of hardstanding to be used as road and parking and enhanced landscaping, in association with an existing caravan site

Location: Millfields Caravan Park Millfields Burnham-On-Crouch Essex

RESOLVED: Refuse- There has not been an existing caravan park on the site for about 10 years. No licence has been applied for. Facilities provide direct competition to those already offered by MDC and two private companies. Lodges not caravans proposed. LDP policy N.3: Development that would result in the loss of, or negatively impact upon, any public rights of way or any space / facility contributing towards the integrity of the green infrastructure network, will not normally be supported. Currently the site is used as a public open space. The proposed development would result in the loss of a public footpath contrary to Section 31 of the Highways Act 1980. LDP Policy D1 -b) size, scale, form, massing and proportion. f) Natural environment particularly in relation to designated sites of biodiversity / geodiversity value. Gated / segregated development unacceptable.

b) 18/01103/FUL

Proposal: Demolish yacht chandlers and cafe building and detached building containing two dwellings to rear. Erect two-and-a-half storey building above ground floor parking and servicing level to comprise Class A3 restaurant / A1 retail uses and visitor centre at Quay level with six self-contained duplex flats with shared amenity roof terrace above. Construct extended existing servery to adjacent Royal Burnham Yacht Club dining room where existing party wall to existing chandlery building to be replaced and reinstate original observation platform over club's existing race box above club dining room. Form vehicular and pedestrian accesses from adjacent R.B.Y.C. private car park and lay out parking spaces and amenity areas. Resurface existing external restaurant seating area on riverside terrace and fit glazed windscreens, refurbish existing maritime crane and fit safety balustrades to existing jetty.

Location: Fairways Chandlery, Quayside Cafe, Gull Cottage, Starboard Cottage The Quay Burnham-On-Crouch CM0 8AT

RESOLVED: Refuse- Building overshadows neighbour at No 14-causing loss of light & privacy. New building out of character of Quay, over development of site. Height, bulk and mass causing negative impact on the character and appearance within the conservation area. Does not accord with policies RI 2, HC1, HC2 HO8 of NDP policies D1 & D3 LDP and NPPF policies with Section 15 170-2002. Members support the application in principle but felt additional conversations could result in an excellent facility the town would be proud of.

c) 19/00001/OUT

Proposal: Proposed construction of a single storey, 2-bedroom dwelling.

Location: Land To Rear Of 2 Marsh Road Burnham-On-Crouch Essex

RESOLVED: Refuse- Outside the development boundary. Further intrusion into the countryside. The access road is too close to the existing property.

d) 18/01487/HOUSE

Proposal: Demolition of the existing infill extension and erection of single storey rear extension, new roof and internal alterations.

Location: Shore House The Quay Burnham-On-Crouch Essex

RESOLVED: Noted- refer to Conservation Officer

e) 18/01488/LBC

Proposal: Proposed demolition of the existing infill extension and erection of a new single storey extension to the rear of the property and erection of a new roof to connect the existing snug roof to the north-western gable at first floor level, and internal alterations

Location: Shore House The Quay Burnham-On-Crouch Essex

RESOLVED: Noted- refer to Conservation Officer

f) 18/01510/FUL

Proposal: Construction of one bed bungalow

Location: Land Rear Of 11 New Road Burnham-On-Crouch Essex

RESOLVED: Refuse- Contrived, over development of the site and constitutes unacceptable 'back land' development. Contravenes policy H4.

Inappropriate access and egress from the proposed parking area due to the impossible angle involved.

Result in further parking issues in already congested New Road and Essex Road. Telegraph pole located immediately outside the property a concern. Over and above BTC development allocation S2 & S6.

18/01472/WTPO

Proposal: Lime (T10) - Pollard tree by 7m to reduce weight on early decayed union. All cuts to be made at suitable growth points.

Location: 62 Glebe Way Burnham-On-Crouch Essex CM0 8QJ

RESOLVED: Subject to Tree Officer

g) 19/00016/ADV

Proposal: Display of two non-illuminated signs

Location: S J Warren Limited 164 Station Road Burnham-On-Crouch Essex

RESOLVED: Support

h) 19/00002/HOUSE

Proposal: Single storey rear extension

Location: 62 Leslie Park Burnham-On-Crouch Essex CM0 8SZ

RESOLVED: Support

i) 18/01502/FUL

Proposal: Proposed development of 2No. three-bedrooms houses.

Location: Land Adjacent To 29 Pippins Road Burnham-On-Crouch Essex

RESOLVED: Refuse – Over and above BTC development allocation. Unsustainable in regards of service provision S2 & S6. Over development of site.

264 DECISIONS BY MALDON DISTRICT COUNCIL

NOTED as below-

a) House/MAL/18/01263 Burnham North

13 King Edward Avenue Burnham-On-Crouch Essex CM0 8NU

Single storey extension for a bedroom and wetroom on one level and next to each other. Also, to provide access ramps from the driveway and to the garden.

APPROVE subject to the following conditions:- See Maldon DC Website

b) OUT/MAL/18/01321 Burnham South

Proposed demolition of existing bungalow and the construction of one 2 storey dwelling and one chalet style bungalow.

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

APPROVE subject to the following conditions:- See Maldon DC Website

c) HOUSE/MAL/18/01335 Burnham South

Single storey rear and side extension

25 Chapel Road Burnham-On-Crouch Essex CM0 8JB

APPROVE subject to the following conditions:- See Maldon DC Website

d) HOUSE/MAL/18/01379 Burnham North

Single storey rear extension & garage extension

Lime Way Burnham-On-Crouch Essex CM0 8RH

REFUSE for the following reason:- See Maldon DC Website

e) HOUSE/MAL/18/01398 Burnham South

Single storey rear extension

48 Western Road Burnham-On-Crouch Essex CM0 8JF

APPROVE subject to the following conditions:- See Maldon DC Website

265 APPEAL/S & DECISION/S

None Noted

266 CORRESPONDENCE / LATE PLANS

OUT/MAL/18/00443 to be considered at MDC on 31st January 2019. Agreed that Mayor Wendy Stamp to speak on BTC behalf.

Date of next planning meeting: 19th February 2019 at 7pm

There being no further business the Chairman closed the meeting at 7.50pm

Signed.....19th February 2019

Wendy Stamp