

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL
CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX.
ON TUESDAY 5th March 2019.**

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

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.

274 APOLOGIES FOR ABSENCE - Councillors Louise Pudney, Vanessa Bell, Helen Elliot, Peter Elliot and Ron Pratt

275 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.

Item 277c)- Cllr N. Pudney Non- Pecunary

Item 277d)- Cllr. W. Stamp Non-Pecunary

276 MINUTES

To confirm the Minutes of the Planning Committee Meetings held on Tuesday 19th February 2019

All Agreed

277 APPLICATIONS FOR PLANNING CONSENT

a) 19/00157/LDP

Proposal: Claim for a lawful development certificate for a proposed single storey flat roof rear extension & loft conversion

Location: 5 Murrayfields, Burnham-on-Crouch, CM0 8ME

RESOLVED: NOTED

b) 19/00170/HOUSE

Proposal: Alterations to existing 1st floor room over garage. Raising of ridge and larger front dormer window

Location: 18 Dragon Close Burnham-On-Crouch Essex CM0 8PW

RESOLVED: SUPPORT

c) 19/00151/FUL

Proposal: Variation of condition 2 on approved planning application FUL/MAL/18/01324 (Section 73A application to erect a two storey house with rooms in the roof and detached garage)

Location: Land Adjacent Charwood Stoney Hills Burnham-On-Crouch, Essex

RESOLVED: SUPPORT

d) 17/01262/FUL

Proposal: 4 new homes and garages, access to Maldon Road, amenity space and associated infrastructure.

Location: Land Bounded by Maldon Road and Creeksea Lane Burnham-On-Crouch Essex

RESOLVED: REFUSE

BTC's December 5th 2017 recommendation for Refusal stands as submitted, plus:

There is a lack of sufficient detail in respect of the information for the provision of SUDS, foul sewage, Ecology, and the separate living accommodation above two of the 3 garage structures and the ridge height of the houses.

The Town Council fully supports the proposal for an Archaeological Survey Report before the application is progressed

Planning on the two associated houses in this group of six appears to be covered under permission 14/00356/FUL. However, there is a lack of common detailed conditions and obligations regarding the two sub groups, BTC recommend that this be remedied

The Town Council are concerned about the following and ask if permission is granted, strict planning conditions are included in approval

Should utilise a common workable SUDS scheme covering all six units. Perhaps connecting to the adjacent BDWH SUDS

That in line with the overall 14/00356/FUL site, all construction and employee site access should be carried out from Springfield to minimise congestion on main artery Maldon Road and extremely narrow Creeksea Lane (which is totally unsuitable for HGVs)

That in line with the BoC NDP, the developer should be obliged to fund remodelling of the Creeksea Lane triangle

Any conflicts of the present layout with the gas main easement areas need satisfactory resolution

Size of properties will be overbearing on that site, and in such close proximity to Creeksea Lane and Maldon Road.

278 DECISIONS BY MALDON DISTRICT COUNCIL

NOTED as below-

a) FUL/MAL/18/01415 Burnham North

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

(UPRN - 100090551924) Ms Philippa Munro

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

b) HOUSE/MAL/18/01442 Burnham South

Proposed single storey rear extension

3 Albert Road Burnham-On-Crouch Essex CM0 8DZ

(UPRN - 100090551557) Mr Adam North

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

279 APPEAL/S & DECISION/S

Section 78 Appeals-

Land rear of 148 Station Road- Representations to be received by 21 March 2019

Land North of Rosemary, Mangapp Chase- Representations to be received by 22 March 2019

Maltings Storage Shed, Station Road- Representations to be received by 21 March 2019

Noted

280 CORRESPONDENCE / LATE PLANS

MDC Planning Notices- Resolved to defer Planning Application if resident informs us that Planning Notice has not been displayed on and near site.

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

There being no further business the Chairman closed the meeting at 7.20pm

Signed.....19th March 2019

Wendy Stamp