

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX.  
on WEDNESDAY 5<sup>th</sup>. JUNE 2019 at 7pm**

**Present: Town Mayor** - Councillor W. Stamp

**Councillors:** N. Skeens, B. Calver, V. Bell, N. Pudney, J. Donnelly, R. Pratt and Kevin B. Money, Planning Clerk

*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.*

**NOTE: This meeting was recorded and those attending warned that if they did not want to be recorded they may want to leave the meeting.**

**321 APOLOGIES FOR ABSENCE** were received from Cllr. H. Elliott

**322 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. Pudney declared a NPI in item 324 c

Cllr N. Skeens declared a NPI in item 324 f

Cllr V. Bell declared a NPI in item 324 c

**323 MINUTES**

To confirm the Minutes of the Planning Committee Meeting held on Monday 20<sup>th</sup>. May 2019.  
**All Agreed**

**324 APPLICATIONS FOR PLANNING CONSENT**

**a) TCA/MAL/19/00551**

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

T1 Silver Birch – Fell

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PRJB18KK0G000>

**RESOLVE: Referring to the MDC tree officer's advice**

**b) 19/00317/HOUSE**

Old Vicarage Southminster Road Burnham on Crouch

Demolition of existing outbuildings and the erection of an indoor swimming pool, garaging and home office

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=POEUABKKMVG00>

**RESOLVE: SUPPORT** subject to planning condition that no secondary/separate dwelling will be permitted in the home office space.

**c) 19/00400**

Land at Myrtle Cottage Stoney Hills Burnham on Crouch

Proposed 2 bedroom dwelling

The above application has been amended by the submission of revised and additional documents

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PPCBUHKKFSU00>

**RESOLVE: REFUSE.** Outside the development area, MDC has 5 year land supply. Not in the Neighbourhood Development plan. Over development of the plot.

**d) 18/00381**

Millfields Caravan Park Millfields Burnham on Crouch

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

The above application has been amended by the submission of revised and additional documents

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P68M46KKI7800>

**RESOLVE: 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.

**e) 19/00570/TCA**

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

T1 Prunus SP (flowering cherry, grafted) - Remove to just above ground level

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PRSV56KK0CC00>

**RESOLVE:** BTC Councillors OBJECT to this application but support final decision of the MDC tree officer's advice

**f) 19/00550/FUL IAP00041643-001**

Land Rear Of St Vincent 2A King Edward Avenue Burnham-On-Crouch Essex

Erection of 2 bedroom bungalow and access

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PRI4GHKKH9V00>

**RESOLVE: REFUSE.** Over development of the site and constitutes unacceptable "Backland development". Contravenes policy H4. It is also over and above BTC development allocation S2 & S6. Concerns were still raised over access to the property via Maldon Road and proximity to existing housing. The proposed development would result in an unacceptable form of backland development which would detrimentally impact on the existing character and appearance of the site and on the prevailing pattern of development within the area. The

development would therefore be unacceptable and contrary to policies S1, D1 and H4 of the Maldon District Local Development Plan (2017), policy HO.8 of the Burnham-on-Crouch Neighbourhood Development plan and guidance contained within the National Planning Policy Framework (2019) and the Maldon District Design Guide (2017).

The site is located in a backland location and would be served by a substandard, contrived and dangerous means of access and vehicle parking spaces which would adversely affect the safe and convenient passage of vehicular and pedestrian users of the access. This would discourage future occupiers to use alternative to vehicle modes of transport and it would be indicative of the unsuitability of the site to accommodate the proposed residential development. The proposal would be therefore unacceptable and contrary to the National Planning Policy Framework and policies, S1, D1, T1 and T2 of the Maldon District Local Development Plan (2017), and guidance contained within the Maldon District Design Guide (2017).

## **325 DECISIONS BY MALDON DISTRICT COUNCIL**

### **To note decisions made by Maldon District Council**

#### **19/00234**

1 Ramblers Way Burnham on Crouch CM0 8LR

Rear extension and loft conversion. **APPROVE** subject to conditions. See MDC website

#### **19/00278**

1a Alamein Road Burnham on Crouch CM0 8JH

S73a application for erection of a dwelling house (amendment to previous permission 09/00828/FUL as amended with the 11/00693/NMA). **REFUSE** – see MDC website

#### **TCA/MAL/19/00333**

29 Silver Road Burnham on Crouch CM0 8LA

T1 Bay – Crown reduce by 1 metre. T2 & T3 Bay – Pollard to the height of the fence (approx.. 2 metres). T4 & T5 Holly – Fell to a stump as low as possible to the ground.

**ALLOWED TO PROCEED**

#### **HOUSE/MAL/19/00350**

48 Glebe Way Burnham on Crouch CM0 8QJ

Proposed single storey side/rear extension and replacement roof to create first floor accommodation. **REFUSE** – see MDC website

## **326 APPEAL/S & DECISION/S**

### **To note appeals and decisions made by Maldon District Council**

#### **OUT/MAL/18/00971 (Appeal Ref: APP/X1545/W/18/3218535)**

Address: Land North Of Rosemary - Mangapp Chase - Burnham On Crouch

Proposal: Outline planning application for the erection of two dwellings

Decision Level: SE Committee as per Officer recommendation to refuse

**APPEAL DISMISSED – 21 May 2019**

#### **APP/X1545/W/18/3216601**

Land to the rear of 148 Station Road, Burnham-on-Crouch, Essex CM0 8HQ

Decision: **APPEAL DIMISSED**

## **327 CORRESPONDENCE AND LATE PLANS**

**Date of next planning meeting TUESDAY 25<sup>th</sup>. JUNE 2019 at 7pm**

There being no further business the Town Mayor thanked everyone for attending and closed the meeting at 7.20pm

Signed.....25<sup>th</sup>. June 2019

**Wendy Stamp**