

MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. on TUESDAY 3rd. SEPTEMBER 2019 at 6.45pm

Present: Town Mayor - Councillor W. Stamp

Councillors: N. Skeens, B. Calver, V. Bell, J. Donnelly, N. Pudney, F. Clegg, J. English 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.

352 APOLOGIES FOR ABSENCE. No apologies were received

353 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 W. Stamp declared she lived near the site in item 355 (d).

Cllr V. Bell declared a NPI in item 355 (c), Cllr N. Skeens declared a NPI in item 355 (a),

Cllr N. Pudney declared he lived near the site in item 355 (d),

Cllr J. English declared a NPI in item 355 (g)

354 MINUTES

To confirm the Minutes of the Planning Committee Meeting held on 23rd. July 2019

To confirm the Notes of the Meeting of the Town Mayor and Planning Clerk held on 15th.

August 2019 during the BTC summer recess

All agreed

355 APPLICATIONS FOR PLANNING CONSENT

a) 19/00694/FUL - P A C Elphinstone 53 High Street Burnham-On-Crouch Essex

Change of use from existing part C3 - part D1 use to full residential C3 use.

Documents can be found at

http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00694/FUL

RESOLVED: REFUSE

This application does not conform with the NDP policy EC3 (Retention of Retail Uses). It is also in a primary section of the retail area.

b) 19/00622/FUL - Land Rear Of 13 Glendale Road Burnham-On-Crouch Essex
Erect detached two bedroom dwelling to the rear of 13 Glendale Road
Documents can be found at
http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00622/FUL

RESOLVED: REFUSE.

This application does not conform to Overdevelopment policies LDP D1, D2 & H4. MDC has 6.34yrs of housing supply and this application could result in a Backland Development.

c) 19/00841/FUL - Land Rear Of 148 Station Road Burnham-On-Crouch Essex
Proposed change of use from Class B1 and B2 to Class C3, demolition of existing dilapidated industrial building and erection of 5 new residential dwelling houses, ancillary development and landscaping
Documents can be found at
http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00841/FUL

RESOLVED: REFUSE

This application 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) – The Access is not owned by the applicant

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

Employment use LDP policy E1

It is believed that Bats reside on the site (Protective species)

If this planning application is approved then BTC require "conditions" be placed on the application that the layout is altered to protect the light / overshadowing the neighbours property. If any trees are to be removed then a full "tree survey" must be carried out before any works are undertaken. Further consideration must be given to the living conditions of adjoining occupiers with particular regard to outlook, overshadowing, parking and highway safety.

d) 19/00789/FUL - Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch

Erection of 53 dwellings, with associated off-street parking, public open space and landscaping

Documents can be found at

http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00789/FUL

RESOLVED: REFUSE

This application does not conform with LDP policy S1, S2 and S3. Place shaping as loosing green spaces. MDC has 6.34yrs of housing supply. Overdevelopment of site. Supposed to mirror garden community theme.

Lack of education places (primary and secondary. Secondary is 90 over subscribed at present and the Burnham Dr's surgery difficult to get appointments). Housing approved numbers including completed units 605 not including Carbuncle 236 **total 841** not including strategic site Marsh Rd 90-135 and this application 53.

e) 19/00809/FUL - 3 Park Road Burnham-On-Crouch Essex CM0 8ER

Variation of condition 2 on approved planning permission FUL/MAL/09/00021 (Construction of new dormers, rear single storey extension and construction of new attached garage and workshop)

Documents can be found at

http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00809/FUL

RESOLVED: SUPPORT

f) 19/00853/TCA - Quayside Restaurant The Quay Burnham-On-Crouch Essex

Cherry [Prunus sp.] - fell to ground level and remove stump

Documents can be found at

http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00853/TCA

RESOLVED: Refer to MDC Tree Warden

g) 19/00673/HOUSE – 31 Worcester Road Burnham-on-Crouch CM0 8RA

Proposed 2-storey side extension which will be built on top of existing single storey side extension 31WR-LP01A, 31WR/GAEX01, 31WR/GAPR01 Rev A, 31WR-BP01 Rev A,

Documents can be found at

http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00673/HOUSE

RESOLVED: SUPPORT

Application withdrawn

19/00648/TCA - 41 Chapel Road Burnham-On-Crouch Essex CM0 8JD

Proposal: Maple tree - Remove

Further to MDC recent correspondence on the above application the applicant has decided to withdraw the application

19/00803/FUL - 13 Arcadia Road Burnham-On-Crouch Essex CM0 8EF

Conversion and change of use of existing residential garage from (C3 use) to hairdresser's salon (A1 use)

Further to MDC recent correspondence on the above application the applicant has decided to withdraw the application

356 DECISIONS BY MALDON DISTRICT COUNCIL

To note decisions made by Maldon District Council

HOUSE/MAL/19/00612 - 14 Albert Road Burnham-On-Crouch Essex CM0 8DZ

Erection of a single storey rear extension. **APPROVE** subject to conditions. See MDC website

FUL/MAL/19/00655 - 34A And 34B Green Lane Burnham-On-Crouch Essex

Variation of condition 2 on approved planning permission FUL/MAL/15/00663 (Two No. dwellinghouses with garaging following outline application OUT/MAL/14/00306 (Resubmission)). Amendment sought: revision to height of previously approved garages.

APPROVE subject to the following condition. See MDC website

HOUSE/MAL/19/00601 - Shore House The Quay Burnham-On-Crouch Essex

Demolition of existing infill extension and erection of a single storey rear extension, alterations and additions to existing roof and internal alterations.

APPROVE subject to the following conditions. See MDC website

LBC/MAL/19/00602 - Shore House The Quay Burnham-On-Crouch Essex
Demolition of existing infill extension and erection of a single storey rear extension, alterations and additions to existing roof and internal alterations.

GRANT LISTED BUILDING CONSENT subject to the following conditions. See MDC website

FUL/MAL/19/00397 - The Gatehouse Sea End Caravan Park Belvedere Road Burnham-On-Crouch
Variation of condition 2 on approved planning permission FUL/MAL/95/00407 (Retention of consent refs. BUR/23/51 without compliance with condition 3 BUR/21/59 condition 1 and MAL/909/77 condition 3 to allow occupancy of caravans from 1 March to 30 November annually.)

REFUSE for the following reason. See MDC website

LDP/MAL/19/00725 - 10 Park Road Burnham-On-Crouch Essex CM0 8ER

Claim for lawful development certificate for a proposed flat roof dormer and roof lights to facilitate loft conversion, single storey rear extension and alteration to roof over existing garage. **APPROVE**

357 APPEAL/S & DECISION/S

19/00278/FUL - 1A Alamein Road Burnham-On-Crouch Essex CM0 8JH

S73A application for erection of a dwellinghouse (amendment to previous permission 09/00828/FUL as amended with the 11/00693/NMA).

Appeal Ref: APP/X1545/W/19/3230624: **Appeal Start Date:** 19 July 2019

An appeal has been made to the Secretary of State against the Council's decision to refuse to grant planning permission. The appeal will be determined on the basis of **written representations**

An appeal made for the following site has been decided:

HOUSE/MAL/19/00350 (Appeal Ref: APP/X1545/D/19/3230465)

Proposal: Proposed single storey side/rear extension and replacement roof to create first floor accommodation

Address: 48 Glebe Way, Burnham-On-Crouch, Essex, CM0 8QJ

Area: SE

Decision Level: Delegated

APPEAL ALLOWED – 15 August 2019

358 CORRESPONDENCE AND LATE PLANS

Date of next planning meeting Tuesday 24th. September 2019 at 7pm

There being no further business the Town Mayor thanked everyone for attending and closed the meeting at 7.25pm

Signed.....24th. September 2019

Wendy Stamp