

**NOTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. ON THURSDAY 15<sup>th</sup>. AUGUST 2019 at 9.30am**  
**The meeting took place in recess and under delegated powers**

**Present:** Chairman – Town Mayor Councillor Wendy Stamp

**In Attendance:** Planning Clerk Kevin B. Money

*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.*

**APPLICATIONS FOR PLANNING CONSENT**

- a) 19/00622/FUL** - Land Rear Of 13 Glendale Road Burnham-On-Crouch Essex  
Rear infil chatlet bungalow  
Documents can be found at

**2 applications with the same planning number but with different descriptions.**

**Which one is correct? The latest application is on a Thurrock Council form**

- b) 19/00648/TCA** - 41 Chapel Road Burnham-On-Crouch Essex CM0 8JD  
Maple tree – Remove  
Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PSO6EUKK0G000>

**RESOLVED:** Leave for MDC Tree Warden

- c) 19/00689/FUL** - Sunnybanks Sandpit Lane Burnham-On-Crouch Essex  
Demolition of bungalow and replaced by 2No. dwellings.  
Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PT90KSKK0G000>

**RESOLVED: REFUSE**

The proposed development would, due to the two-storey nature of the proposed dwellings and their proximity to the rear boundary, result in unacceptable overlooking and loss of privacy of the outdoor amenity area of Smugglers Reach, to the detriment of the amenities of the occupiers of this dwelling. The proposal is therefore unacceptable and contrary to the National Planning Policy Framework and Policies 01 and H4 of the Maldon District Local Development Plan (2017).

Over and above BTC development allocation S2 & S6.

Over development of small site plot.

Overbearing (2 stories compared to other properties which are bungalows).

Design out of keeping / character of other properties in Lane. Change of street scene.

Will result in loss of amenities.

Lane is narrow and a gravel surface. No turning points. Parking at maximum capacity.

Highway safety issues onto the busy (pedestrian and vehicle) Arcadia Road, which is a route for local school(s).

- d) 19/00780/HOUSE** - Oak House 4 Mangapp Chase Burnham-On-Crouch Essex  
Proposed garage to front of dwelling house  
Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PUJ44YKKJB300>

**RESOLVED:** Support subject to materials being sympathetic

**e) 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)

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PUTZREKKJIF00>

**RESOLVED: REFUSE**

The change of use would result in the existing dwelling and proposed salon not being served by enough vehicle parking. Therefore, the proposed development would fail to provide adequate on-site parking provision and would therefore be likely to cause additional on-street parking to the detriment of the free flow of traffic and highway safety. 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).

This application is also outside the retail sector and high Street. There are many empty properties in the street. Loss of parking in a congested area. Additional parking would cause congestion opposite a very busy allotment entrance.

**f) 19/00796/ADV** - 32 High Street Burnham-On-Crouch Essex CM0 8AA

2D letters on projecting pins (20MM projecting) over the ground floor window and door openings. Non illuminated.

Documents can be found at

<https://publicaccess.maldon.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PURY6KKKJGR00>

**RESOLVED: Support**

**g) 19/00820/HOUSE** - 13 Cedar Grove Burnham-On-Crouch Essex CM0 8DQ

Demolition of existing single storey rear addition and erection of new two storey rear extension on the same footprint.

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=19/00820/HOUSE](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00820/HOUSE)

**RESOLVED: Support**

**h) 19/00762/HOUSE** - 8 The Cobbins Burnham-On-Crouch Essex CM0 8QL

Conversion of the existing double garage into residential accommodation and a first floor extension over flat roof section of the existing garage to provide an extension to the existing first floor bedroom, a pitched roof over the existing. Flat roof front dormer and a replacement detached double garage

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=19/00762/HOUSE](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00762/HOUSE)

**RESOLVED: Support**

**i) 19/00739/HOUSE** - 5 Glendale Road Burnham-On-Crouch Essex CM0 8LY

Proposed outbuilding to rear of garden.

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=19/00739/HOUSE](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00739/HOUSE)

**RESOLVED:** No objection to this application however, there was not enough information on the submitted plans at this stage. If MDC approve this application, then can a condition be placed on the application so that this site cannot be converted into a separate dwelling.

**j) 18/01332/FUL** - 65 Station Road Burnham-On-Crouch Essex CM0 8HF

Dropped kerb

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=18/01332/FUL](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=18/01332/FUL)

**RESOLVED:** Support

**k) 19/00840/HOUSE** - Old Vicarage Southminster Road Burnham-On-Crouch Essex

Proposed erection of an indoor swimming pool and garaging within the grounds of the Old Vicarage

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=19/00840/HOUSE](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00840/HOUSE)

**RESOLVED:** Support

**l) 19/00834/FUL** - The Ship Inn 52 High Street Burnham-On-Crouch Essex

Section 73A application for the Installation of a replacement extractor fan, and the installation of a sky dish at the rear of the property.

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=19/00834/FUL](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00834/FUL)

**RESOLVED:** Support – as per previous conservation officers report dated 7<sup>th</sup>. January 2019

**m) 19/00775/FUL** - Land Adjacent Charwood Stoney Hills Burnham-On-Crouch Essex

Erect single storey side/rear extension to form garden room

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=19/00775/FUL](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00775/FUL)

**RESOLVED:** Support

**n) 19/00738/LDP** - 5 Glendale Road Burnham-On-Crouch Essex CM0 8LY

Claim for lawful development certificate for a proposed rear extension, side dormer and rear window and Juliet balcony

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=19/00738/LDP](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00738/LDP)

**RESOLVED:** Noted

**o) 19/00747/FUL** - The Old Booster Station 1 Maldon Road Burnham-On-Crouch Essex

Section 73A application for the extension to residential curtilage, erection of boundary fence and enlarged parking area

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=19/00747/FUL](http://msptclive.maldon.gov.uk/Planning/lg/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00747/FUL)

**RESOLVED:** Support with a condition that no further development be allowed on the site

Signed.....3<sup>rd</sup>. September 2019

**Wendy Stamp**