

MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. on TUESDAY 24th. SEPTEMBER 2019 at 7pm

Present: Cllr N. Skeens (Deputy Town Mayor)

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

359 APOLOGIES FOR ABSENCE were received from Cllr W. Stamp

360 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 NPI in item 362 (b), Cllr B. Calver declared a NPI in item 362 (b), Cllr V. Bell declared a NPI in item 362 (b), Cllr N. Pudney declared a NPI in item 362 (c), (d), (g), Cllr F. Clegg declared a NPI in item 362 (b), Cllr J. English declared a NPI in item 362 (b)

361 MINUTES

To confirm the Minutes of the Planning Committee Meeting held on 3rd. September 2019
All Agreed

362 APPLICATIONS FOR PLANNING CONSENT

a) 19/00861/FUL - Chartwell 120 Maldon Road Burnham-On-Crouch Essex

Permanent change of use from class C3 dwellinghouse to a residential children's home class C2 (residential institution)

Documents can be found at:

http://msptclive.maldon.gov.uk/Planning/lq/dialog.page?Param=lg.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00861/FUL

RESOLVED: REFUSE this planning application

Lack of school places at the Academy. More vehicles for a childrens home than a private dwelling hence Access onto the busy Maldon Road would be hazardous. Late night noise in the garden and surrounding area. This may lead to potential "county lines" of drug trafficking. The possibility of abusiveness to neighbours which happened at the Care Home in Mayland.

b) 19/00906/HOUSE - 29 Mill Road Burnham-On-Crouch Essex CM0 8PZ

Demolition of two existing conservatories and garage. Erection of rear extension, porch, garage, Juliette balcony, solar panels and alterations to dwelling to create a chalet bungalow.

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=19/00906/HOUSE

RESOLVED: SUPPORT this application but with a recommendation that consideration be given to the door over-looking into the neighbours property the glass to be obscured

c) 19/00794/ADV - Burnham Dental Practice 89A High Street Burnham-On-Crouch

Burnham Dental sign on the front of the building to read "Burnham Dental" in dark blue colour and the material used is Alubond which is powder coated aluminium with door number in centre of glass above front door in the same material Alubond and silver in colour.

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=19/00794/ADV

RESOLVED: SUPPORT this application subject to the MDC conservation officers approval

d) 19/00873/FUL - Land South Of Charwood Stoney Hills Burnham-On-Crouch

Form Cul-de-Sac road with turning head and vehicular and pedestrian access off Stoney Hills, erect four detached bungalows, with associated detached garages, parking spaces and amenity areas

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=19/00873/FUL

RESOLVED: REFUSE this application for the reasons listed below:

The proposal

a) does not comply with the provisions for "Windfall Sites" in MDC's Approved Local Development Plan & BTC's Approved Neighbourhood Development Plan and

b) is outside the development envelope; represents back land development; represents a further reduction in the rural nature of this area; adds to the existing vehicle movement problems associated with this unmade unadopted highway and its feeder Mill Road.

This application was requested to be "called in". Cllr N. Skeens agreed to call this application in himself.

e) 19/00717/RES - 44 Mildmay Road Burnham-On-Crouch Essex CM0 8ED

Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application OUT/MAL/18/01321 (Proposed demolition of existing bungalow and the construction of one 2 storey dwelling and one chalet style bungalow.)

MILDMAY/01 A, MILDMAY/02, MILDMAY/03 A, MILDMAY/04 A, MILDMAY/06, MILDMAY/07, MILDMAY/08, MILDMAY/09, MILDMAY/10, MILDMAY/11, MILDMAY/12, MILDMAY/13,

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=19/00717/RES

RESOLVED: SUPPORT this application

f) 19/00914/FUL - The Barn 14B Maldon Road Burnham-On-Crouch Essex

Change of use from 1 live/work unit to 2No. studio apartments.

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=19/00914/FUL

RESOLVED: REFUSE this application as it does not conform to LDP E1 policy

g) 19/00864/FUL - Land North Of Charwood Stoney Hills Burnham-On-Crouch Essex
New single storey dwelling
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=19/00864/FUL

RESOLVED: REFUSE this application for the reasons listed below:

The proposal

a) does not comply with the provisions for "Windfall Sites" in MDC's Approved Local Development Plan & BTC's Approved Neighbourhood Development Plan and

b) is outside the development envelope; represents back land development; represents a further reduction in the rural nature of this area; adds to the existing vehicle movement problems associated with this unmade unadopted highway and its feeder Mill Road.

363 DECISIONS BY MALDON DISTRICT COUNCIL

To note decisions made by Maldon District Council

Councillors noted the following MDC decisions

FUL/MAL/19/00689 - Sunnybanks Sandpit Lane Burnham-On-Crouch Essex

Demolition of bungalow and replaced by 2No. dwellings.

REFUSE for the following reasons. See MDC website for details

LBC/MAL/19/00700 - Creeksea Place Manor House Ferry Road Burnham-On-Crouch Essex

Re-roofing and timber roof structure repairs to 16th century wing; including replacement of flat rooflight and addition of inspection rooflight, sheep's wool insulation and replacement of all lead work. **GRANT LISTED BUILDING CONSENT** subject to the following conditions. See MDC website for details

ADV/MAL/19/00796 - 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. **APPROVE** subject to the following conditions. See MDC website for details

364 APPEAL/S & DECISION/S

Councillors noted the following Appeal notifications

Site Address: Chartwell 120 Maldon Road Burnham-On-Crouch Essex

Proposal: Change of use from Class C3 dwellinghouse to a residential children's home Class C2 (residential institution).

Application Ref: 19/00465/FUL PP-07799254

Appellants Name: PSS Care Group

Appeal Ref: APP/X1545/W/19/3234875

Appeal Start Date: 9 September 2019

An appeal has been made to the Secretary of State against the Council's decision to grant planning permission subject to conditions to which the appellant objects.

The appeal will be determined on the basis of **written representations**.

365 CORRESPONDENCE AND LATE PLANS

The planning Clerk circulated the late planning applications to Councillors

366 TO RECEIVE AN UPDATE FROM IAN HOLLOWAY (THINK GREEN)
Maximum 15 minutes will be allowed

Mr Ian Holloway thanked the Councillors for allowing him further time to update them and the residents on the site. The points he would like to cover are:

- The Journey so far

Jan 2017 - Vision & strategy developed - Sept 2017 - Land secured –

March 2018 - Planning applied for - January 2019 - MDC recommend approval

Sept 2019 - Outline permission granted - Most developers take twice as long as this to get from concept to planning and then still don't deliver on elderly care.

- Consistency & Commitment of Vision

We have remained steadfast in terms of delivering everything that we said we would from day one. Nothing from our original plan has been dropped – we continue to gather feedback and enhance the plan as a result.

We already have an offer from housing association to run and manage the Independent Living facility (this represents the affordable element).

It will one of the first buildings completed in order to service the significant and growing local demand.

- Communications Plan underway in November.

Draft Information pack is being delivered to all residents of BOC. We want to keep the Council and all residents informed of progress and in the process gather feedback

- Feedback. Any comments is strongly welcomed. Further representations is welcomed

Burnham on Crouch Town Council Feedback - Local resident feedback - Further open public meetings

Questions

What response have you had from local residents of Burnham. 18 residents have applied so far.

Shops on the development. There will be 7 shops on the development

If shops fail will they be subsidised. Yes

Swimming pool being municipal. Open to all residents of BOC subject to opening times.

Bus service. Welcome to make the commitments. How regular will they run. Will run maintained throughout the life of the development.

Scanner and dialysis machine will be implemented.

Specialised architects will be employed so that the development is of the highest standard.

The development will only consist of bungalows and can be purchased outright with a guarantee buy back

Bridleway access will be maintained

Date of next planning meeting Tuesday 15th. October 2019 at 7pm

There being no further business the Deputy Town Mayor thanked everyone for attending and closed the meeting at 7.55pm

Signed.....15th. October 2019

Wendy Stamp