

MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. on TUESDAY 15th. OCTOBER 2019 at 7pm

Present: Cllr W. Stamp (Town Mayor)

Councillors: Cllr N. Skeens (Deputy Town Mayor), B. Calver, V. Bell, J. Donnelly, F. Clegg, 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.

367 APOLOGIES FOR ABSENCE were received from Cllrs H. Elliott, J. English & N. Pudney

368 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.

No declarations were made by Councillors

369 MINUTES

To confirm the Minutes of the Planning Committee Meeting held on 24th. September 2019
All Agreed

370 APPLICATIONS FOR PLANNING CONSENT

a) 19/00941/LDP - 89 Maldon Road Burnham-On-Crouch Essex CM0 8NP
Claim for lawful development certificate for a proposed single storey rear extension
RESOLVED: Councillors Noted this application

b) 19/00517/TCA - Walnut Tree House 2 Chapel Road Burnham-On-Crouch
T1 Ash tree - reduce by 3 metres, T2 Bay tree - reduce height by 3 metres, T3 Apricot tree - reduce crown by 2 metres, G2 Conifers - reduce height by 4 metres
RESOLVED: Leave to MDC Tree Officer

c) 19/00946/WTPO - Devonshire Road & Eastern Road Burnham-On-Crouch Essex
T12 Lime (26 Eastern Road) - Fell & grind stump out. T14, T15, T16, T17, T18 Limes (Front gardens of 36, 34, 28 & 22 Devonshire Road) - Pollard back 3m to previous points.
RESOLVED: Leave to MDC Tree Officer

d) OUT/MAL/19/00532 - Land Rear Of 5 Church Road Burnham-On-Crouch Essex
Proposed construction of a 2 bedroom chalet bungalow
RESOLVED: REFUSE
Overdevelopment of site. Backland Development. Access onto busy roadway. MDC has it's 5 year housing supply

e) LBC/MAL/19/00983- 39 Maldon Road Burnham-On-Crouch Essex CM0 8NS

Replacement windows

RESOLVED: Support

f) 19/01039/TCA - 29 Chapel Road Burnham-On-Crouch Essex CM0 8JB

T1 Silver Birch - Fell

RESOLVED: SUPPORT the felling of the tree. BTC also agreed it should be replaced with an appropriate tree

g) 19/00940/LDP - 13 Arcadia Road Burnham-On-Crouch Essex CM0 8EF

Claim for lawful development certificate for proposed use of a hairdressers within the dwelling

RESOLVED: Councillors noted this application

371 DECISIONS BY MALDON DISTRICT COUNCIL

Councillors noted the decisions made by Maldon District Council

OUT/MAL/18/00443 - Land North West Of 2 Maldon Road Burnham-On-Crouch Essex

Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping

APPROVE subject to the applicants and all interested parties first entering into an Agreement pursuant to S106 of the Town and Country Planning Act 1990 relating to the following matters and subject to 30 conditions

HOUSE/MAL/19/00739 - 5 Glendale Road Burnham-On-Crouch Essex CM0 8LY

Proposed outbuilding to rear of garden.

APPROVE subject to conditions

HOUSE/MAL/19/00762 - 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

REFUSE for the following reason:-

The proposed garage, by reason of its scale, bulk and positioning, is considered to be a dominant form of development which would be harmful to the character and appearance of the existing dwelling and the streetscene. The proposal is therefore contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

HOUSE/MAL/19/00780 - Oak House 4 Mangapp Chase Burnham-On-Crouch Essex

Proposed garage to front of dwelling house

APPROVE subject to conditions

FUL/MAL/18/00381 - Millfields Caravan Park Millfields Burnham-On-Crouch Essex
Erection of building to be used as 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
APPROVE subject to conditions

FUL/MAL/18/01332 - 65 Station Road Burnham-On-Crouch Essex CM0 8HF
Dropped kerb
APPROVE subject to conditions

TCA/MAL/19/00853 - Quayside Restaurant The Quay Burnham-On-Crouch Essex
Cherry [Prunus sp.] - fell to ground level and remove stump
ALLOWED TO PROCEED

LDP/MAL/19/00738 - 5 Glendale Road Burnham-On-Crouch Essex CM0 8LY
Claim for lawful development certificate for a proposed rear extension, side dormer, chimney removal
and Juliet balcony
APPROVE subject to conditions

HOUSE/MAL/19/00673 - 31 Worcester Road Burnham-On-Crouch Essex CM0 8RA
Proposed 2-storey side extension which will be built on top of existing single storey side extension
APPROVE subject to conditions

FUL/MAL/19/00684 - Leeward Ferry Road Burnham-On-Crouch Essex
Variation of condition 2 on approved planning permission FUL/MAL/18/00194 (Replacement dwelling)
APPROVE subject to conditions

FUL/MAL/19/00694 - 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.
REFUSE for the following reasons see MDC website

RES/MAL/19/00717 - 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.)
APPROVE subject to conditions

HOUSE/MAL/19/00820 - 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 and rooflight.
REFUSE for the following reasons see MDC website

FUL/MAL/19/00747 - 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
REFUSE for the following reason:-
The change of use to residential curtilage is considered to be excessive and has resulted in the
unnecessary urbanisation of the site and the surrounding countryside. The development detracts
from the open character and appearance of the rural landscape and the intrinsic beauty of the
countryside. Therefore, the development is contrary to policies S1, S8, D1 and H4 of the Maldon
District Local Development Plan and Government guidance contained in the National Planning Policy
Framework.

HOUSE/MAL/19/00840 - Old Vicarage Southminster Road Burnham-On-Crouch Essex
Proposed erection of an indoor swimming pool and garaging within the grounds of the Old Vicarage
REFUSE for the following reason:-

The proposed development, due to their size, scale, bulk and the cumulative impact of the buildings, would result in a detrimental and harmful impact on the original dwelling, site and character and appearance of the area. The proposal is therefore contrary to policies D1, S8 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

372 APPEAL/S & DECISION/S

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**.

373 CORRESPONDENCE AND LATE PLANS

The Planning Clerk circulated a list of late plans and decisions made by MDC

Date of next planning meeting Tuesday 5th. November 2019 at 7pm

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

Signed.....5th. November 2019

Wendy Stamp