

MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX. on TUESDAY 10th. DECEMBER 2019 at 6.45pm

Present: Cllr W. Stamp (Town Mayor)

Councillors: V. Bell, F. Clegg, J. Donnelly, J. English, R. Pratt, N. Skeens 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.

389 APOLOGIES FOR ABSENCE were received from Cllrs H. Elliott and N. Pudney

390 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 392 (h) and (n)

391 MINUTES

To confirm the Minutes of the Planning Committee Meeting held on 19th. November 2019
All Agreed

Cllr B. Calver joined the meeting and apologised for his lateness

392 APPLICATIONS FOR PLANNING CONSENT

a) 19/01165/HOUSE - 9 Chapel Road Burnham-On-Crouch Essex CM0 8JB

Single storey rear extension

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=19/01165/HOUSE

RESOLVED: Support this application

b) 19/01096/HOUSE - 18 Dragon Close Burnham-On-Crouch Essex CM0 8PW

Two storey side and front extension

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=19/01096/HOUSE

RESOLVED: REFUSE this application. By reason of its scale, bulk and positioning it is considered to be a dominant form of development which would be harmful to the character and appearance of the existing dwelling and the street scene. It therefore contravenes MDC policies D1 and H4

c) 19/01092/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=19/01092/HOUSE

RESOLVED: Support this application. Should the planning officer be minded to refuse this application, BTC would like to call it in for discussion at South East Planning. Cllr W. Stamp will call it in

d) 19/01140/FUL - Land Adjacent Fisheries Laboratory Site Remembrance Avenue

Vary condition 3 of approved application FUL/MAL/18/01184 (Vary condition 2 of approved application FUL/MAL/17/00288 (Development of 2 No. new dwelling houses arranged on 3 floors above ground on vacant land).) to vary the approved external finishing materials

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=19/01140/FUL

RESOLVED: Support this application

e) 19/01144/HOUSE - 10 Park Road Burnham-On-Crouch Essex CM0 8ER

Front gable roof additions

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=19/01144/HOUSE

RESOLVED: Support this application

f) 19/01149/HOUSE - 3 Essex Road Burnham-On-Crouch Essex CM0 8EQ

Two storey rear extension

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=19/01149/HOUSE

RESOLVED: REFUSE this application. By reason of its scale, bulk and positioning it is considered to be a dominant form of development which would be harmful to the character and appearance of the existing dwelling and the street scene. It therefore contravenes MDC policies D1 and H4

g) NMA/MAL/19/01138 - 4 Lime Way Burnham-On-Crouch Essex CM0 8RH

Application for non-material amendment following grant of Planning Permission

HOUSE/MAL/19/00302 (Single storey rear extension) Amendment sought: increase width of rear extension to match width of bungalow, brick up existing bathroom window to match extension, install rooflight over bathroom

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=19/01138/NMA

MDC made a decision on 29th. November 2019 to **REFUSE** this application. Which read

I refer to the above application received on 23rd November 2019 which proposes amendments to the development that is subject of planning permission reference 19/00302/HOUSE.

*The amendments as proposed are considered to result in changes to the approved planning consent in terms of design and appearance of the dwelling. For this reason the changes are not considered as Non-Material Amendments to the approved scheme and therefore, the application for a Non-Material Amendment is **REFUSED**.*

Councillors noted this decision by MDC

h) 19/01155/FUL - P A C Elphinstone 53 High Street Burnham-On-Crouch Essex
Change of use from existing, part C3 part D1 to full residential C3 use

Documents can be found at:

http://msptclive.maldon.gov.uk/Planning/lq/dialog.page?Param=lq.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/01155/FUL

RESOLVED: Support this application. Should the planning officer be minded to refuse this application, BTC would like to call it in for discussion at South East Planning. Cllr N. Skeens will call it in

i) 19/01203/ADV - Land North West Of 2 Maldon Road Burnham-On-Crouch Essex
Erect non-Illuminated advertisement hoarding not exceeding 23 metres in length

Documents can be found at:

http://msptclive.maldon.gov.uk/Planning/lq/dialog.page?Param=lq.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/01203/ADV

RESOLVED: REFUSE this application. The design, materials, location of the advertisement and the scale and character of the hoarding in which it is situated contravenes MDC policy D6 (Advertisement). The advertising hoarding is also a safety issue for road users and it is a severe distraction, affecting the sight lines for pedestrians, cyclists, horse riders and other motorists and is an obstruction on a dangerous bend.

j) 19/01189/FUL - Land South Of Charwood And East Of Orchard House Stoney Hills
Burnham-On-Crouch Essex

Construct cul-de-sac road with turning head and vehicular and pedestrian access off stoney hills, erect three detached bungalows and three detached garages, lay out parking spaces and form gardens and amenity areas (amended proposal)

Documents can be found at:

http://msptclive.maldon.gov.uk/Planning/lq/dialog.page?Param=lq.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/01189/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.**
- c) Loss of amenities to local residents**

k) 19/00893/WTPO - First And Second Floor 5 High Street Burnham-On-Crouch Essex
T2 Willow - Fell

Documents can be found at:

http://msptclive.maldon.gov.uk/Planning/lq/dialog.page?Param=lq.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/00893/WTPO

RESOLVED: Support this application subject to the tree officers approval

l) 19/01194/HOUSE - 29 Mill Road Burnham-On-Crouch Essex CM0 8PZ

Demolition of 2 existing conservatories and garage. Erection of side extension incorporating new garage, and entrance porch. Alterations to roof creating a chalet bungalow incorporating rear facing balcony.

Documents can be found at:

http://msptclive.maldon.gov.uk/Planning/lq/dialog.page?Param=lq.Planning&org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&viewdocs=true&SDescription=19/01194/HOUSE

RESOLVED: Support this application. Should the planning officer be minded to refuse this application, BTC would like to call it in for discussion at South East Planning. Cllr W. Stamp will call it in

m) 19/01123/FUL - The Old Booster Station 1 Maldon Road Burnham-On-Crouch
Section 73A application for extension of residential curtilage with associated boundary fencing and formation of enlarged car 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=19/01123/FUL

RESOLVED: Support this application. For 4 Against 4. A recorded vote was requested by the Town Mayor.

For Cllrs B. Calver, J. Donnelly, F. Clegg and W. Stamp.

Against Cllrs N. Skeens, R. Pratt, J. English and V. Bell.

The Mayor had the casting vote and voted to support this application

n) 19/01181/FUL - Mangapp Manor Southminster Road Burnham-On-Crouch
Change of use from wedding venue to residential (C3), erection of an outbuilding to be used for storage of vehicles and formation of associated access.

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=19/01181/FUL

RESOLVED: Support this application

393 DECISIONS BY MALDON DISTRICT COUNCIL

To note decisions made by Maldon District Council

OUT/MAL/19/00532 - Land Rear Of 5 Church Road Burnham-On-Crouch Essex

Proposed construction of a 2 bedroom chalet bungalow

REFUSE for the following reasons. See MDC website

FUL/MAL/19/00864 - Land North Of Charwood Stoney Hills Burnham-On-Crouch Essex

New single storey dwelling. **APPROVE** subject to conditions

WTPO/MAL/19/00946 - 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.

REFUSE for the following reasons:-

The proposed felling of the T12 Lime tree would result in the unjustified loss of a tree which has significant amenity value to the detriment of the character and appearance of the area.

APPROVE subject to the following conditions:-

1 CONDITION

The works hereby permitted shall be carried out in accordance with the British Standard Recommendations for Tree Works (BS3998:2010).

REASON

To safeguard the health and appearance of the tree.

2 CONDITION

The works hereby permitted shall be carried out within 2 years from the date of this permission.

REASON

To ensure that the works are carried out whilst they are still relevant to the condition of the tree.

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

Replacement windows

GRANT LISTED BUILDING CONSENT subject to conditions

TCA/MAL/19/01083 - 41 Chapel Road Burnham-On-Crouch Essex CM0 8JD

T1 Red Norwegian Maple (Acer Platanoides) - Crown reduction by 2m, crown lift by 1.5m, Crown clean/dead wood. **ALLOWED TO PROCEED**

TCA/MAL/19/01086 - 14 High Street Burnham-On-Crouch Essex CM0 8AA
T1 Weeping Willow - Pollard to 4m in height. Approximate height reduction of 7m.

ALLOWED TO PROCEED

FUL/MAL/19/01020 - Land Adj To 32 Green Lane Burnham-On-Crouch Essex
Erection of detached 4 bedroom dwelling

APPROVE subject to the Unilateral Undertaking Legal Agreement and conditions

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

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

REASON FOR APPROVAL

Having regard to the above assessment, it is considered that the proposal would not result in the property no longer being used as a single dwelling. Furthermore, it is not considered that the proposal would result in any notable increases in traffic, disturbance to neighbours, unusual noises or smells or any alterations over and above what could be reasonably expected from the residential use. It is therefore considered that the proposal is lawful and that a Certificate of Lawfulness should be granted.

WITHDRAWAL OF PLANNING APPLICATION

Circulated to Councillors at the meeting

394 APPEAL/S & DECISION/S

Circulated to Councillors at the meeting

395 CORRESPONDENCE AND LATE PLANS

Circulated to Councillors at the meeting

The Town Mayor informed Councillors of a change to the advertised next planning meeting. Due to the number of planning applications already in, the planning clerk has tried to have an extension for these applications but was declined an extension, therefore the next planning meeting is as per the BTC meeting dates diary. Tuesday 7th. January 2020

Date of next planning meeting Tuesday 7th. January 2020

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

Signed.....7th. January 2020

Wendy Stamp