

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX.  
on TUESDAY 7<sup>th</sup>. JANUARY 2020 at 7pm**

Present: Cllr W. Stamp (Town Mayor)

Councillors: B. Calver, 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.**

**396 APOLOGIES FOR ABSENCE** were received from Cllr V. Bell

**397 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 B. Calver declared a NPI in item 339/J. Cllr F. Clegg declared a NPI in item 339/D.

**398 MINUTES**

To confirm the Minutes of the Planning Committee Meeting held on 10<sup>th</sup>. December 2019  
**All Agreed**

**399 APPLICATIONS FOR PLANNING CONSENT**

a) **19/00875/FUL** - Creeksea Sailing Club Ferry Road Burnham-On-Crouch Essex  
Replacement of existing timber race hut & alterations to raised decking area

**RESOLVED: Support this application**

b) **19/01190/FUL** - 171 - 173 Station Road Burnham-On-Crouch Essex CM0 8HN  
Partial change of ground and first floor from shop (A1) to residential (C3), demolition of outbuilding to the south of the building, erection of single storey rear extension and installation of new fence and gates

**RESOLVED: Refuse this application it is not in line with the MDC policy E2 by the reduction in retail space in the area. It also contravenes policy EC3 of the BOCNDP. The retention of a strong core of retail units is vital to the economic and social well-being of the town and its inherent sustainability.**

c) **19/01191/ADV** - 171 - 173 Station Road Burnham-On-Crouch Essex CM0 8HN  
Application for advertisement consent for Fascia painted signs

**RESOLVED: Support this application**

d) **19/01036/COUPA** - Barn At Burnham Wick Farm Wick Road Burnham-On-Crouch  
Notification for prior approval for a proposed change of use of agricultural building to a gym.

**RESOLVED: This application was deferred as there was not enough information to consider this application especially when there was no planning application on the MDC website**

e) **19/01245/TCA** - 9 Silver Road Burnham-On-Crouch Essex CM0 8LA  
T1 Walnut - Remove/fell.

**RESOLVED: This application has already been decided by MDC earlier than the timescale imposed by MDC. Therefore no decision was taken by Councillors.**

f) **19/00900/TCA** - Quay House The Quay Burnham-On-Crouch Essex  
T1 Pyracantha - Reduction in height and sides by 1m. T2 Whitebeam/Sorbus - Crown reduce by 1m.  
T3 Silver Birch - Reduce crown by 3m back to previous. T4 Beech – Reduce height by 3m and cut  
back from neighbouring property by 1m. T5, T6, T7 & T8 Maple - Reduce crown by 2m back to  
previous. T9 Laurel - Reduce height by 1m. T10 Maple - Crown reduce by 1.5m. T11 Alder - Remove  
lowest limb and cut back from neighbours by 1m. T12 Bay - Hedge cut back by 1m to previous.

**RESOLVED: Support this application subject to the tree officers approval**

g) **19/00883/HOUSE** - 6 Hardings Reach Burnham-On-Crouch Essex CM0 8LL  
Rear extension

**RESOLVED: Support this application**

h) **19/00836/FUL** - Floating Pontoon Royal Burnham Yacht Club The Quay Burnham-On-Crouch Essex  
Variation of condition 2 & 3 on approved planning permission FUL/MAL/16/01476 (Remove and  
dispose of existing floating pontoon, slipway, access bridge and replace with new wider  
floating pontoon and slipways)

**RESOLVED: Support this application**

i) **19/01268/HOUSE** - 12 Brickwall Close Burnham-On-Crouch Essex CM0 8HB  
Proposal: Widen front dormer

**RESOLVED: Support this application**

j) **19/01296/HOUSE** - 4 Fernlea Road Burnham-On-Crouch Essex CM0 8EJ  
Loft/roofspace extension.

**RESOLVED: Refuse this application. The size of the loft space extension is large, bulky and would be overlooking adjoining neighbours. The access to the loft is only via an external staircase. This extension would also result in an unsympathetic and incongruous addition to the dwelling causing detrimental harm to the character and appearance of the host dwelling and the surrounding area. The proposal is therefore contrary to policies D1 and H4 of the MDC local development plan.**

k) **19/01195/LBC** - 16 High Street Burnham-On-Crouch Essex CM0 8AA  
Replacement windows , removal of rear ground floor bay window and internal alterations

**RESOLVED: Support this application**

l) **19/01288/FUL** - Land Rear Of 65 High Street Burnham-On-Crouch Essex  
Erection of 1No. three bedroom dwelling

**RESOLVED: Refuse this application. This application does not conform to MDC policies H4 and D5 (Flood zone 3). Also policy RI.2 (Design Sensitivity of Riverside Developments) of the BTC Neighbourhood Development plan. Together with policies HC2, HO1 and HO8 of the BOCNP. Also Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to desirability of preserving or enhancing the character or appearance of the conservation area. Similary Policy D3 of MDC LDP. Having regard to the above there are concerns that the backland location of the proposal and its scale and height would result in a form of development that would having a dominating and awkward relationship with the neighbouring properties and would likely cause material harm to the character and appearance of the area and**

**conservation area. Therefore, it is unlikely that a tower style development would be supported in this location.**

m) **19/00775/FUL** - Land Adjacent Charwood Stoney Hills Burnham-On-Crouch Essex  
Erect single storey side/rear extension to form garden room  
Amendment to drawing numbers 6660-1101, 6660-1102, 6660-1201, 6660-1202-P1, 6660-1301, 6660-1302-P1, PDB/19/77/01, PDB/19/77/02

**RESOLVED: Support this application**

**For Information Only**

n) **PDE/MAL/19/01278** - 66A Dunkirk Road Burnham-On-Crouch Essex CM0 8LG  
Ground floor rear conservatory which would extend beyond the rear wall of the original house by 5m, maximum height of 3.3m and the maximum height to the eaves of 2m.

**RESOLVED: This application was noted by Councillors**

**400 DECISIONS BY MALDON DISTRICT COUNCIL**

**To note decisions made by Maldon District Council**

**FUL/MAL/19/00969** - Mangapps Store Maldon Road Burnham-On-Crouch Essex  
Temporary security caravan with security officer for 3 years

**REFUSE** for the following reason:-

In this instance, the proposed use of the caravan for security reasons is not considered to be justified, as it has not been demonstrated why a three-bedroom caravan is necessary or that other security measures have been implemented prior to submitting this application. Furthermore, the stationing of a caravan on the application site would be visible from open areas to the north and east and would cause detrimental harm to the character and appearance of open rural countryside. The proposal is therefore considered to be contrary to policies S8, D1, H4 and H7 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

**HOUSE/MAL/19/00981** - 4 Fernlea Road Burnham-On-Crouch Essex CM0 8EJ  
Loft/roofspace extension

**REFUSE** for the following reason:-

The proposed development, by reason of the proposed roof design and form, front dormer and external spiral iron staircase, would result in an incongruous and unsympathetic addition to the dwelling itself and the character and appearance of the streetscene and the locality more widely, contrary to policies D1 and H4 of the MDLDP and the guidance contained within the NPPF.

**WTPO/MAL/19/01008** - The Secretary - Royal Burnham Yacht Club

T2 Fig - Crown reduction of 1m and 3m lateral reduction to regain access and car park space.

Royal Burnham Yacht Club The Quay Burnham-On-Crouch Essex. **APPROVE**

**TCA/MAL/19/01065** - 5 Orchard Road Burnham-On-Crouch Essex CM0 8JQ

T1 Conifer – fell - **ALLOWED TO PROCEED**

**TCA/MAL/19/01238** - The Secretary - Royal Burnham Yacht Club

Royal Burnham Yacht Club The Quay Burnham-On-Crouch Essex

T1 Sycamore- Partial crown reduction by 2m max to prevent damage to overhead cables.

**ALLOWED TO PROCEED**

**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. **REFUSED**

**PDE/MAL/19/01136** - 1 Springfield Road Burnham-On-Crouch Essex CM0 8TF  
Single storey rear extension with dual pitched roof which would extend beyond the rear wall of the original house by 3.8m, maximum height of 3.41m and the maximum height to the eaves of 2.3m.

**REFUSE** for the following reason:-

Permitted development rights have been restricted on the site and therefore planning permission would be required

**HOUSE/MAL/19/01058** - 1 Welland Road Burnham-On-Crouch Essex CM0 8TX

Two storey rear extension to provide first floor en-suite shower room and ground floor utility area

**APPROVE** subject to conditions

**HOUSE/MAL/19/01113** - 13 Cedar Grove Burnham-On-Crouch Essex CM0 8DQ

Demolition of existing single storey rear addition and erection of two storey rear extension.

**REFUSE**

**HOUSE/MAL/19/01135** - 3 Albert Road Burnham-On-Crouch Essex CM0 8DZ

Proposed single storey rear extension

**APPROVE** subject to conditions

### **WITHDRAWAL OF PLANNING APPLICATION NONE**

#### **401 APPEAL/S & DECISION/S**

**19/00465/FUL** (Appeal Ref: APP/X1545/D/19/3234997)

Chartwell, 120 Maldon Road, Burnham-On-Crouch, CM0 8DB

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

**Decision Level:** SE varied Officer recommendation to approve

**APPEAL ALLOWED – 9 December 2019**

Councillors noted the Appeal decision

#### **402 CORRESPONDENCE AND LATE PLANS**

**Circulated to Councillors at the meeting**

**Date of next planning meeting Tuesday 14<sup>th</sup>. January 2020 (Subject to any planning applications submitted)**

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

Signed.....20<sup>th</sup>. January 2020

**Nick Skeens**