

**MINUTES OF THE BURNHAM ON CROUCH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, CHAPEL ROAD, BURNHAM-ON-CROUCH, ESSEX.
on TUESDAY 3rd. MARCH 2020 at 7pm**

Present: Cllr W. Stamp (Town Mayor)

Councillors: Cllrs V. Bell, B. Calver, J. Donnelly, 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 not recorded.

421 APOLOGIES FOR ABSENCE were received from Cllr F. Clegg & Cllr N. Pudney

422 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 J. English declared a NPI in item 424 (f) & 424 (h) as she knows the applicant

423 MINUTES

To confirm the Minutes of the Planning Committee Meeting held on 18th. February 2020

All Agreed

424 APPLICATIONS FOR PLANNING CONSENT

a) 20/00133/HOUSE - 3 Essex Road Burnham-On-Crouch Essex CM0 8EQ

Two storey rear extension

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 policies D1 and H4 of the MDC LDP and policy HO.8 of the BoC NDP

b) 20/00095/FUL - High House 36 Green Lane Burnham-On-Crouch CM0 8PT

Section 73A application for outbuilding

RESOLVED: Support this application

c) 20/00135/LDP - 48 Orchard Road Burnham-On-Crouch Essex CM0 8LD

Claim for lawful development certificate for a proposed rear extension

RESOLVED: Councillors noted this application

d) 20/00126/HOUSE - 6 Hardings Reach Burnham-On-Crouch Essex CM0 8LL

Rear extension and alterations to dwelling

RESOLVED: Support this application

e) 20/00175/WTPO - 93 High Street Burnham-On-Crouch Essex CM0 8AH

T1 - Horse Chestnut. Crown reduction of 4m & removal of ivy.

RESOLVED: Support this application subject to the tree officers approval

f) 20/00110/FUL - The Clubhouse Coronation Road Burnham-On-Crouch Essex
Removal of condition 13 on approved planning permission 18/01479/FUL (Proposed extensions, alterations and change of use of the former yacht club to a single dwelling house)
RESOLVED: REFUSE this application. As part of condition 13 on planning application number 18/01479 was to keep the windows glazed with opaque glass and of a nonopenable design the Councillors felt that this should still be the case.

g) 20/00117/FUL - Summer Place 1A Arcadia Road Burnham-On-Crouch Essex
Proposed one bedroom dwelling with access, parking and amenity space.
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 policies D1 and H4 of the MDC LDP and policy HO.8 of the BoC NDP

h) 20/00113/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: Support this application. The previous application was refused on the grounds of Boc NDP policy R1 was erroneous. The property has never been associated with river-related trades.

i) 20/00158/LDE - The Sail Loft Unit 13 Burnham Business Park Burnham-On-Crouch Essex
Claim for a lawful development certificate for the existing use of the first floor into individual office rooms.
RESOLVED: Councillors noted this application

425 DECISIONS BY MALDON DISTRICT COUNCIL

To note decisions made by Maldon District Council
Councillors noted the following decisions made by MDC

FUL/MAL/19/00775 - Land Adjacent Charwood Stoney Hills Burnham-On-Crouch Essex
Erect single storey side/rear extension to form garden room
APPROVE subject to conditions. See MDC website

FUL/MAL/19/01181 - Mangapp Manor Southminster Road Burnham-On-Crouch Essex
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.
REFUSE for the following reason:-
The proposed outbuilding, as a result of its siting, scale, bulk and design would be unduly detached from the host dwelling and would have a substantial and unacceptable visual impact on the intrinsic character and beauty of the countryside. This would be exacerbated by the substantial increase in built form and the fact the development is located outside of Mangapp Manor's residential curtilage resulting in the urbanisation of the countryside. The proposal is therefore unacceptable and contrary to policies S1, S8, D1 and H4 of the Maldon District Local Development Plan, policy HO.8 of the Burnham-on-Crouch Neighbourhood Development Plan and the guidance contained within the National Planning Policy Framework.

HOUSE/MAL/19/01194 - 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. **APPROVE** subject to conditions. See MDC website

HOUSE/MAL/19/01296 - 4 Fernlea Road Burnham-On-Crouch Essex CM0 8EJ

Loft/roofspace extension.

REFUSE for the following reason:-

The proposed external staircase and timber screen would result in an incongruous and unsympathetic addition to the dwelling resulting in an awkward feature and detrimentally impacting upon 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

426 CORRESPONDENCE AND LATE PLANS

Circulated to Councillors at the meeting

FOR INFORMATION ONLY

20/00157/FUL - Land East Of Bradwell Power Station Downhall Beach Bradwell-On-Sea Essex Application to carry out ground investigations, load test and associated works in connection with a proposed new Nuclear Power Station at Bradwell-on-Sea, together with the creation of two site compound areas and associated parking areas.

Councillors noted this application

Date of next planning meeting Tuesday 17th. March 2020

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

Signed.....17th. March 2020

Wendy Stamp