

## **NOTES OF DELEGATED PLANNING DECISIONS - TUESDAY 31 MARCH 2020.**

At the Extraordinary Meeting of the Town Council held on Friday 20 March 2020

**It was RESOLVED: -**

a) that authority of Council decisions be delegated to the Clerk, to act in the absence of Town Council, Committee and Sub-Committee Meetings, in conjunction with the Town Mayor, Deputy Town Mayor, General Purposes Co-ordinator and such other Town Councillors as may be necessary, in all matters except those specifically reserved by Statute for determination by the Town Council, during any period of restricted activity declared by the Government in respect of the Covid-19 virus; such delegation to enable the Council to fulfil its responsibilities to its residents.

**All Town Councillors had been consulted by email on the applications below and, in accordance with the delegation process, in the absence of the Planning Committee, decisions were agreed by the Town Clerk, Town Mayor and Deputy Town Mayor.**

### **APPLICATIONS FOR PLANNING CONSENT**

**19/01208/FUL** - Land North Of Marsh Road Burnham-On-Crouch  
Residential development comprising the construction of 90 residential dwellings (Use Class C3), public open space, landscaping and associated infrastructure

**RESOLVED: REFUSE this application.**

This area was identified as a strategic site but additional unallocated sites of 80, 75, 155 plus 52 houses at Stoney Hills, etc. have come forward hence infrastructure capacity taken up. In breach of policy S2, S6 – there will be insufficient infrastructure to support the development. There are NO nursery school places, ALL Burnham schools are full, Ormiston is not allowed to expand, children being sent to SWF, Basildon & Plume schools. The Education Department has stated that the lack of capacity be cited as a reason for refusal.

MDC already have a 6.34-year land supply without this site.

Design & Layout does have a detrimental impact on the countryside, the church & Manor House - policies D1 & D2

Planning Inspector recently refused and appeal for 71 homes in Norfolk (no objection received from Highways) due to houses in vicinity of school, due to congestion and the potential of accidents. This site is in the wrong location and causes a huge risk to children and existing residents. It was refused on environmental dimension of sustainability.

NPPF section 11 (i) & (ii) applies.

The proposed dwelling, as a result of its style, design and bulk, would result in a contrived and dominant development which would cause significant and undue harm to the character and appearance of the site and the surrounding area.

The proposal is therefore contrary to policies S1, S2, S6, D1 and H4 of the LDP, and guidance contained within the NPPF and the MDDG.

It also contravenes BOCNP policies EN2, EN3, HC2, HC3, HO7, PI11, PI10 and PI10a.

This is an overdevelopment of the site. It is also outside the development boundary.

Please note the Environment Agency holding objection, Essex Police Designing Crime not followed up & Waste Water services has no capacity. Essex Wildlife has concerns.

Please note & read ALL the comments submitted

Will this application be postponed until after the Coronavirus lockdown is lifted so that the Full Council can review it, as per strategic site policy?

**Cllr W. Stamp to call this application in.**

**20/00262/LDP** - 13 Arcadia Road Burnham-On-Crouch Essex CM0 8EF  
Claim for lawful development certificate for a proposed single storey side extension  
**RESOLVED: Councillors noted this application**

**20/00190/LDE** - Land Rear Of Thatched Cottage Green Lane Burnham-On-Crouch  
Claim for a lawful development certificate for the existing use of building as a dwellinghouse  
**RESOLVED: REFUSE this application**  
This application contravenes NDP policy 31  
The proposal is therefore contrary to policy S1. It is also outside the development boundary.  
The proposed development represents back land development.

**20/00271/HOUSE** - 7 Riverside Road Burnham-On-Crouch Essex CM0 8JY  
Garage conversion with bow window and detached single cart lodge  
**RESOLVED: SUPPORT this application on condition that the conservation officer approves this application regarding the cart lodge**

**20/00271/HOUSE** - 7 Riverside Road Burnham-On-Crouch Essex CM0 8JY  
Garage conversion with bow window and detached single cart lodge  
Amendments to drawing nos. L1, 01D  
**RESOLVED: SUPPORT this application on condition that the conservation officer approves this application regarding the cart lodge**

**20/00279/FUL** - Land At 9 Dunkirk Road Burnham-On-Crouch Essex  
Demolition of existing garage/outbuildings and erection of a two bedroom dwelling  
**RESOLVED: REFUSE this application**  
Overdevelopment of site, loss of parking space as per MDC parking policy, Loss of light to neighbour's property. The proposed development, creating a two bedroom dwelling and reducing the onsite parking space available, will result in insufficient provision of on-site car parking, which is likely to result in on-street parking to the detriment of pedestrian and highway safety and the free flow of traffic within the area, contrary to policies D1 and T2 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework

**20/00263/HOUSE** - 1 The Belvedere Burnham-On-Crouch Essex CM0 8AW  
Form new window opening in existing flank wall  
**RESOLVED: SUPPORT this application**

**20/00181/HOUSE** - 3 Brickwall Close Burnham-On-Crouch Essex CM0 8HB  
Single storey front extension  
**RESOLVED: SUPPORT this application**

**20/00212/FUL** - Land Rear Of Sunnyside Stoney Hills Burnham-On-Crouch  
Erection of 2 dwellings  
**RESOLVED: REFUSE this application.**  
The proposed dwelling, as a result of its style, design and bulk, would result in a contrived and dominant development which would cause significant and undue harm to the character and the surrounding area. The proposal is contrary to policies S1, S2, D1 and H4 of the LDP. MDC has it's 6.34-year land supply.  
This is an overdevelopment of the site having 53 houses already being approved on Stoney Hills, outside the NDP & LDP allocations. It is outside the development boundary. Please note it is an unmade private road with no pavement and cycle paths.

**20/00111/FUL** - Romans Farm Mill Road Burnham-On-Crouch Essex

Proposed demolition of existing dwelling house and surrounding outbuildings barns and the development of 8No. dwelling houses and associated parking and access road.

**RESOLVED: REFUSE this application.**

The proposed dwelling, as a result of its style, design and bulk, would result in a contrived and dominant development which would cause significant and undue harm to the character and appearance of the site and the surrounding area. The proposal is therefore contrary to policies S1, S2, D1, H2 and H4 of the LDP, and guidance contained within the NPPF and the MDDG. MDC has a 6.34 year housing land supply. This is an overdevelopment of the site. It is also outside the development boundary and encroaches into the Countryside. A constant stream of commercial traffic will be used in the construction of these large houses. Lorries, vans, cars, goods vehicles. Travelling at speed along a single-track road with very limited pavement access with no regard for pedestrians, parked cars and property. Damage to property has already occurred, accidents may happen. The access road is not suitable, parked cars on Mill Road and pavement only one side, buggies, scooters must go into the road to pass, 'no through road'. It would cause significant harm to the countryside (policy D1). Urbanising a rural farming area changing character of landscape and walks.

**Cllr W. Stamp to call this application in.**

**20/00261/HOUSE** - Wildfowlers Cobbins Chase Burnham-On-Crouch Essex

Two storey side extension

**RESOLVED: SUPPORT this application**

**20/00309/OUT** - Land South Of The Old Dairy Southminster Road BOC

Outline planning permission with some matters reserved for the erection of a detached dwelling.

**RESOLVED: SUPPORT this application**

BTC Councillors noted that supporting elderly parent/s the LDP is lacking in guidance

**20/00203/FUL** - Pebbles Stoney Hills Burnham-On-Crouch Essex

Variation of condition 2 on approved planning permission FUL/MAL/18/00094 (New detached dwelling house and garage)

**RESOLVED: REFUSE THIS APPLICATION**

The Variation of condition 2 on approved planning permission FUL/MAL/18/00094 (New detached dwelling house and garage) should not be varied

BTC continues it's objection to this application as it is contrary to the NPPF, MDC LDP policies S1, S8, D1, H4 and policies HO.1 and H0.8 of the BoCNDP.

**FUL/MAL/20/00299** - Land Rear Of St Vincent 2A King Edward Avenue BOC

Erection of 2 bedroom bungalow and access

**RESOLVED: REFUSE this application**

The proposed development would result in an unacceptable form of backland development which would detrimentally impact on the existing character and appearance of the site and on the prevailing pattern of development within the area. The development would therefore be unacceptable and contrary to policies S1, D1 and H4 of the Maldon District Local Development Plan (2017), policy HO.8 of the Burnham-on-Crouch Neighbourhood Development plan and guidance contained within the National Planning Policy Framework (2019) and the Maldon District Design Guide (2017).

There will also be loss of privacy, access too narrow to accommodate such development

**Cllr W. Stamp to call this application in.**