

## **NOTES OF DELEGATED PLANNING DECISIONS - TUESDAY 19<sup>th</sup>. MAY 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**

**20/00405/LDP** - 15 Hermes Drive Burnham-On-Crouch CM0 8SW

Claim for lawful development certificate for the proposed demolition of existing conservatory and erection of proposed single storey rear extension

**RESOLVED: SUPPORT THIS APPLICATION**

**20/00097/FUL** - Former Petticrows Boatyard The Quay Burnham-On-Crouch

Demolition of existing building and erection of a residential institution (C2 Use Class) to accommodate 75 specialist assisted living elderly persons units, including restaurant/bar, cafe, tv room, wellbeing suite, quiet area, consultation room and other communal facilities, together with vehicular and pedestrian accesses, car parking, amenity space and landscaping.

**RESOLVED: REFUSE THIS APPLICATION**

The proposed dwelling, because of its design, particularly the roofline orientation, would result in a contrived development within the street scene, which would be out of keeping with the character and appearance of the area.

The proposal would therefore result in harm to the character and appearance of the locality, contrary to policies, D1 and H4 of the Maldon District Local Development Plan and policy S6 of the Maldon District Local Development Plan.

The site falls within a high-risk flood zone. The flood risk to future occupiers and users of the site would give rise to the potential for flooding contrary to policy D5 of the Maldon District Local Development Plan. MDC spatial vision and development strategy 2.85 states 'it is appropriate to limit the level of growth for BoC to meet its own needs'. We are already accommodating the majority of elderly accommodation for the ENTIRE DISTRICT with the Carbunkle development. Housing for specialist needs must be spread appropriately across the district.

**20/00401/FUL** - 29 Pippins Road Burnham-On-Crouch CM0 8DH

Construction of a one bedroom dwelling

**RESOLVED: REFUSE THIS APPLICATION**

The proposed dwelling, because of its style, design and bulk, would result in a contrived and dominant development which would cause significant and undue harm to the street scene and the character of 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

**20/00299/FUL** – Land Rear Of St Vincent 2A King Edward Avenue Burnham-On-Crouch  
Erection of 2 bedroom bungalow and access  
1589 05 Rev A, 1589 04 Rev C, 1589 02 Rev A, 1859 03 Rev A, 1859 07 Rev A

**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 in to SEP.

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

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. Highways/Traffic report carried out inaccurate – serious accidents have happened at the junction to Mill Road/Southminster Road/Green Lane. Cllr Stamp previously asked for this to be called in previously this still stands for the same reasons.

**STREET NAMING (PUBLIC HEALTH ACT, 1925, SECTION 17)**

The following street name has been proposed by Mr Clive Dickens with regard to Land North Of Hillcrest House, Stoney Hills, Burnham-On-Crouch within the provision of the above Act.

**BATS CORNER**

Following on from the consultation letter dated 22 April 2020 with regard to Land North Of Hillcrest House, Stoney Hills, Burnham-On-Crouch the developer would like to change the proposed road name **to 'STONEY HILLS' instead of 'BATS CORNER'**.

As the proposed new road is coming off Stoney Hills the developer thought it would be easier to continue with the name already in place.

**RESOLVED: SUPPORT THE NAME CHANGE**