

NOTES OF DELEGATED PLANNING DECISIONS - TUESDAY 5th. 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.

LIST OF PLANNING APPLICATIONS

20/00176/HOUSE - 101 Maldon Road Burnham-On-Crouch CM0 8DD

Section 73A application for a rear single storey extension

RESOLVED: SUPPORT THIS APPLICATION

20/00330/FUL - Leeward Ferry Road Burnham-On-Crouch

Refurbishment of existing outbuilding and erection of new pool house.

RESOLVED: SUPPORT THIS APPLICATION

20/00011/FUL - 5 Barnmead Way Burnham-On-Crouch CM0 8QD

Erection of outbuilding

RESOLVED: SUPPORT THIS APPLICATION

20/00362/FUL - Portside 12A & Starboard House 12B Remembrance Avenue BOC

Variation of conditions 1, 4 & 5 on approved planning permission 19/01140/FUL (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)

RESOLVED: SUPPORT THIS APPLICATION

20/00252/FUL - The Swallowtail Bar And Restaurant Foundry Lane Burnham-On-Crouch

To erect a temporary marquee, from 1st April 2020 to 5th October 2020 and on anniversary for each subsequent year, on Burnham Yacht Harbour's overflow car park

RESOLVED: REFUSE THIS APPLICATION. This is not an 'overspill carpark for the marina', it is currently well-used as additional parking for the country park. Noise and disturbance from events would result in loss of amenity for people using the park and have a potentially disastrous impact on wildlife. MDC policy N1, N2, BTC policy EN3

20/00387/RES - Land North West Of 2 Maldon Road Burnham-On-Crouch Essex
Reserved matters application for the approval of appearance, landscaping and scale on approved planning application OUT/MAL/18/00443 (Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. key workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct singlestorey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping)

RESOLVED: REFUSE THIS APPLICATION. It does not conform to LDP policies D1 - parts 1a b c e f, 4, 8 9. D1 policy ref 3.3. In breach of NPPF paragraph 127. No flat roof buildings in location. Breach policy S6 part 4, 13. Breach of policy S8, design of buildings does NOT protect landscape. NDP Heritage & Character 9.3 HC.2 HO.8 NHD.20. The designs have no rural feel – and in that respect the development is failing to meet Policy D1 of the LDP – respect and enhance the character and local context and make a positive contribution.

TO BE CALLED IN

20/00365/OUT - Land South Of Charwood And East Of Orchard House Stoney Hills BOC
Construct Cul-de-Sac Road with turning head and vehicular and pedestrian Access off Stoney Hills, erect one detached bungalow and detached garage, lay out parking spaces and garden

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. Overlooking loss of privacy to immediate property. 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. An immediate concern was that the immediate neighbours were not notified of this planning application.

20/00375/FUL - Land Rear Of 148 Station Road Burnham-On-Crouch Essex
Proposed change of use from Class B1 and B2 to Class C3, demolition of existing dilapidated industrial building and erection of 4 new residential dwelling houses, ancillary development and landscaping

RESOLVED: REFUSE THIS APPLICATION

This application does not conform to MDC policies H2 and H4 (1,2,4,5 and 7), BTC policy HO1 SHMA – local need for 1/2 - bedroom properties, Flood zone 3 (BTC EN2), Contravenes parking SPD, Overdevelopment. **TO BE CALLED IN**

20/00329/HOUSE - Inver Haig 14 Green Lane Burnham-On-Crouch Essex
Front and rear roof alterations, rear single storey extension & single storey garage/outbuilding

RESOLVED: SUPPORT THIS APPLICATION

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

Date of next planning list Tuesday 19th. MAY 2020