

HOUSE/MAL/20/00176 - 101 Maldon Road Burnham-On-Crouch Essex CM0 8DD
Section 73A application for a rear single storey extension
APPROVE subject to conditions

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RES/MAL/20/00255 - Stapleton Stoney Hills Burnham-On-Crouch Essex
Reserved matters application for the approval of appearance, landscaping, layout
and scale on approved planning permission OUT/MAL/18/00544 allowed on appeal
APP/X1545/W/18/3207171 (Demolition of existing dwelling, buildings and removal of
a caravan and erection of three single-storey dwellings and associated parking).
APPROVE subject to conditions

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FUL/MAL/20/00330 - Leeward Ferry Road Burnham-On-Crouch Essex
Refurbishment of existing poolhouse and erection of new outbuilding.
APPROVE subject to conditions

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OUT/MAL/20/00309 - Land South Of The Old Dairy Southminster Road Burnham-
On-Crouch
Outline planning permission with some matters reserved for the erection of a
detached dwelling.
REFUSE for the following reasons:-

1. The application site lies within a rural location outside of the defined settlement boundaries where policies of restraint apply. The Council can demonstrate a five-year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for Growth identified within the Maldon District Local Development Plan to meet the objectively assessed needs for housing in the District. The proposed development would substantially alter the character of the area and have an unacceptable visual impact on the countryside though the urbanisation and domestication of the site. Moreover, the site is located adjacent to St Marys Church which is a grade II listed building and the presence of a dwelling on the application site is considered to harm the setting of the listed building. This harm has not been outweighed by any public benefits and screening of sufficient density and longevity has not been demonstrated to ensure that there would be no harm to the listed building. The development would therefore be unacceptable and contrary to policies S1, S8, D1, D3 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.
2. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, securing a necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy or an appropriate mitigation strategy to overcome the impacts of the development on the European designated nature conservation sites, the development would have an adverse impact on those European designated nature conservation sites, contrary to

Policies S1, and I1 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

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RES/MAL/20/00387 - 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 single-storey 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)

REFUSE for the following reason:-

The proposed development, by reason of its design, fails to reflect, and consequently would be detrimental to, the overall character and appearance of the surrounding area. The development would therefore be unacceptable and contrary to policies S1, S8, D1 and H4 of the Maldon District Local Development Plan (2017), Policies HO.8 and HC.2 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).

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HOUSE/MAL/20/00271 - 7 Riverside Road Burnham-On-Crouch Essex CM0 8JY
Garage conversion with bow window and detached single cart lodge.

APPROVE subject to conditions

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FUL/MAL/20/00113 - 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

APPROVE subject to conditions