

Decisions made by MDC week ending 17.07.20

OUT/MAL/20/00365 - Land South Of Charwood And East Of Orchard House Stoney Hills Burnham-On-Crouch Essex

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

REFUSE for the following reasons:-

1. The proposal, by reason of layout, orientation and proximity, would result in demonstrable harm to the amenities and living conditions of the future occupiers of the proposed dwelling, due to overlooking from the neighbouring dwelling to the west, Orchard House. As such, the proposal would be contrary to policies D1 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.

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

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

REFUSE for the following reasons:-

1. Insufficient information has been provided to allow for a full assessment of the likely impacts on the quality of life of the neighbouring sites from the resultant noise from the proposal and therefore it is considered that it has not been demonstrated that the proposal would not result in a harmful impact on neighbouring residential sites in terms of undue noise and disturbance. The proposal would therefore be contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.
2. Insufficient evidence has been submitted to demonstrate there would not be a harmful impact resulting from the proposal on the designated Local Wildlife Site of Burnham Riverside Park to the east of the application site. The proposal would therefore be contrary to policies D1 and N2 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.