



Councillor Ron Pratt Town Mayor

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Council Offices

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BURNHAM-ON-CROUCH

Essex

CM0 8JA

ALL COUNCILLORS OF BURNHAM-ON-CROUCH TOWN COUNCIL

Dear Sir/Madam,

PLANNING COMMITTEE TOWN COUNCIL MEETING

You are summoned to attend a **Planning Committee meeting** of the **Burnham-on-Crouch Town Council** to be held remotely* (on Microsoft Teams) on

TUESDAY 22nd. SEPTEMBER 2020 at 7pm

* **The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020**, enable meetings to be held remotely, and allow local authorities to hold and alter the frequency and occurrence of meetings without the need for further notice. The changes in legislation have been made in order to help smaller authorities in the performance of their duties as a result of the restrictions of movement and limitations on social contact necessary to limit the spread of the Covid-19 virus.

Members of the Public and Press are welcome to attend the Meeting. Anyone so wishing must provide their email address to the Planning Clerk at planning@burnhamtowncouncil.com by **10am on MONDAY 21st. September 2020** at the latest. A link to join the Meeting will be sent to them. Personal data will be processed in accordance with Article 6 of the General Data Protection Regulation 2018 (GDPR).

Yours faithfully,

KB Money Kevin B. Money – Planning Clerk 15th. September 2020

Email: planning@burnhamtowncouncil.com

PLEASE NOTE

- i) The Council operates a facility for public speaking. This will operate only in relation to the consideration and determination of planning applications.
The Committee may hear from one objector, one supporter, and the applicant or agent. Anyone wishing to speak must notify the Planning Clerk by email **BEFORE 10am on MONDAY 21st. September 2020**. For further information please contact the Planning Clerk as detailed above.
- ii) Please note that the Council will be recording any part of this meeting held in open session for subsequent publication on the Council's website. Members of the public attending the meeting with a view to speaking are deemed to be giving permission to be included in the recording.

AGENDA

District Councillors reserve their right of view at this meeting as Town Councillors and they reserve their right to a different view as District Councillors, and at other meetings.

437 APOLOGIES FOR ABSENCE

438 DECLARATIONS OF INTERESTS

All Town Councillors have completed their Statutory Declarations of Interests in accordance with the Localism Act 2011 and the Code of Conduct for Members adopted by the Town Council.

Members are required to declare the existence and nature of any 'personal or prejudicial' interests relating to items on the Agenda having regard to the Code of Conduct for Members.

Members are reminded that they are also required to declare interests as soon as they become aware should the need arise throughout the meeting.

439 MINUTES

To confirm the Minutes of the Planning Committee Meeting held remotely on 8th. September 2020 (previously circulated to Councillors)

440 APPLICATIONS FOR PLANNING CONSENT

20/00544/FUL - 70 Maldon Road Burnham-On-Crouch Essex CM0 8NR

Demolition of existing dwelling and erection of new detached dwelling and associated landscaping works.

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00544/FUL>

20/00835/WTPO - 1 Orchard Road Burnham-On-Crouch Essex CM0 8JQ

T1 Horse Chestnut - Trim back overhanging branches by 1.5m. T2 Walnut - Remove 1.5 m in height and overhanging branches.

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00835/WTPO>

20/00846/RES - Land North West Of 2 Maldon Road Burnham-On-Crouch Essex

Reserved matters application for the approval of appearance & landscaping on approved planning application 18/00443/OUT (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 twostorey 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)

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00846/RES>

20/00854/HOUSE - 36 Worcester Road Burnham-On-Crouch Essex CM0 8RA

Single storey rear and front extensions

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00854/HOUSE>

20/00868/FUL - Land Between Chandlers And Creeksea Lane Maldon Road BOC Variation of condition 39 on approved planning permission 18/01424/FUL (Variation of condition 18, 21 and 23 on approved planning permission FUL/MAL/18/00093 (Variation of condition 18 on approved planning permission FUL/MAL/14/00356 (Application for full planning permission for 180 homes (including 20 bungalows), new vehicular accesses onto Maldon Road, the spine road through the development, green space, and associated infrastructure. Outline planning permission with all matters reserved (except for access) is sought for a 50-60 bed care home, a nursery school, 3.4 hectares of B1, B2 and B8 with 0.65 hectares of allotments))

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00868/FUL>

20/00849/FUL - Creeksea Place Farm Ferry Road Burnham-On-Crouch Essex
A steel frame garden pergola with green roof.

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00849/FUL>

20/00887/FUL - Rosemary Mangapp Chase Burnham-On-Crouch Essex
Extension to existing outbuilding and conversion to granny annexe

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00887/FUL>

20/00892/SCR - Solar Farm At 596892 196989 Marsh Road Burnham-On-Crouch
Request for screening opinion under regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed solar farm.

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00892/SCR>

20/00831/FUL - Land South Of Marsh Road Burnham-On-Crouch Essex
Development comprising the erection of 9 dwellings, the creation of an adoptable and private access road, and associated landscaping and ancillary works

Documents can be found at

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=20/00831/FUL>

441 DECISIONS MADE BY MDC

FUL/MAL/20/00581 - Mangapp Manor Southminster Road Burnham-On-Crouch Essex
Replacement of existing entrance gates/fence and crossover at road abutment

APPROVE subject to conditions

FUL/MAL/20/00582 - Mangapp Manor Southminster Road Burnham-On-Crouch Essex
Erection of new block of 4 stables to replace existing single unit

REFUSE for the following reasons:-

1.The proposed stable would be located on land which has a lawful use to be used as a wedding and function venue. The proposal is not for the change of use of the land but only for a stable on the land. As such, the principle of constructing of a stable in this location on land that has a lawful use in relation to the wedding venue use of the site, cannot be found acceptable, as it would not be related to the existing use of the site nor any of the accepted developments within rural areas listed in policy S8. The proposal is therefore contrary to policy S8 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

2.The application site will not provide an adequate provision of grazing land and insufficient detail has been provided to allow the Local Planning Authority to fully consider the impact of this reduced level of grazing land. It is therefore not possible for the Local Planning Authority to be satisfied that the proposal would not result in a detrimental impact to the character and

appearance of the area. The development is therefore contrary to policies S1, S8, D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

HOUSE/MAL/20/00623 - West Wick Bungalow Marsh Road Burnham-On-Crouch Essex
Installation of balcony to front of existing bungalow and rooflights as part of loft extension
REFUSE for the following reasons:-

The proposed front roof extension incorporating balcony and access doors, particularly given its design, size and dominance in the roof slope, is considered an inappropriate form of development for this modest bungalow, given also that it faces the public highway. The proposal would therefore be harmful to the character of the bungalow, and its rural setting including the public highway adjacent contrary to policies S1, D1 and H4 of the Maldon District Local Development Plan.

FUL/MAL/20/00552 - 1 Stones Park Burnham-On-Crouch Essex CM0 8FS
S73A application for two dwellings: alterations to rear elevation of plot 1 and 2 for planning permission ful/mal/16/00408 including hip to gable on plot 1 and window to bedroom and second storey extension to plot 2. Change of roof on garages from hip to gable and internal layouts generally. **APPROVE** subject to conditions

FUL/MAL/20/00452 - Millfields Caravan Park Millfields Burnham-On-Crouch Essex
Removal of condition 6 (wintering bird period) on approved planning permission FUL/MAL/18/00381 (Erection of building to be used as offices, shop, shower/toilet facilities, spa, pool facilities and gym, formation of hardstanding to be used as road and parking and enhanced landscaping, in association with an existing caravan site. **APPROVE** subject to conditions

442 APPEALS

An appeal made for the following site has been decided:
19/01288/FUL (Appeal Ref: APP/X1545/W/20/3252568)
Address: Land Rear Of 65 High Street - Burnham On Crouch
Proposal: Erection of 1No. three bedroom dwelling
APPEAL DISMISSED – 10 September 2020

An appeal made for the following site has been decided:
19/00969/FUL (Appeal Ref: APP/X1545/W/20/3253807)
Address: Mangapp Store - Maldon Road - Burnham On Crouch
Proposal: Temporary security caravan with security officer for 3 years
APPEAL DISMISSED – 10 September 2020

443 APPLICATION/S WITHDRAWN

20/00301/FUL - Land At Creeksea Place Barns Ferry Road Burnham-On-Crouch
Rebuild single storey building, repair two storey element. Change of use to artist/study/gallery space with toilet, kitchenette, storage/office and associated works.
The applicant has decided to withdraw the application.

Date of next planning meeting Tuesday 13th. October 2020 at 7pm via Teams