

**MINUTES OF THE BURNHAM ON CROUCH TOWN COUNCIL PLANNING MEETING
HELD ON TUESDAY 13th. OCTOBER 2020 AT 6.45pm
THIS MEETING WAS HELD 'REMOTELY' IN ACCORDANCE WITH 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.**

Present: Cllr R. Pratt C.C. (Town Mayor)
Councillors: V. Bell (Deputy Town Mayor), B. Calver, M. Munford,
Also in attendance was Kevin B. Money Planning Clerk

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

**NOTE: This meeting was recorded and those attending informed that if they did not
want to be recorded they may want to leave the meeting.**

443 APOLOGIES FOR ABSENCE – Apologies were received from Cllrs J. Donnelly,
N. Pudney & W. Stamp

444 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.

None declared

445 MINUTES

To confirm the Minutes of the Planning Committee Meeting held remotely on 22nd. September
2020 (previously circulated to Councillors). **All Agreed**

446 APPLICATIONS FOR PLANNING CONSENT

20/00909/TCA - 10 Ship Road Burnham-On-Crouch CM0 8JX
Magnolia tree - crown reduction of up to 2 metres

**RESOLVED: SUPPORT THIS APPLICATION SUBJECT TO THE TREE OFFICERS
APPROVAL**

20/00905/LDP - 48 Glebe Way Burnham-On-Crouch CM0 8QJ
Claim for lawful development certificate for a proposed single storey rear extension
RESOLVED: COUNCILLORS NOTED THIS APPLICATION

Signed.....27th. October 2020

Ron Pratt – Town Mayor

20/00904/HOUSE - 8 Glendale Road Burnham-On-Crouch CM0 8LY
Single storey side/rear extension to existing detached dwelling

RESOLVED: SUPPORT THIS APPLICATION

20/00873/HOUSE - Finbarrs Cottage 40 Green Lane Burnham-On-Crouch
Erection of single storey side/rear extension and installation of 3 velux to existing single storey rear extension.

RESOLVED: SUPPORT THIS APPLICATION

20/00921/TCA - Edgewood Veterinary Group 161 - 161A Station Road Burnham-On-Crouch
T1 Sycamore - Complete tree fell/removal

RESOLVED: SUPPORT THIS APPLICATION SUBJECT TO THE TREE OFFICERS APPROVAL

20/00912/COUPA - Elm Farm Maldon Road Burnham-On-Crouch
Change of use of agricultural buildings to a flexible use within shops (Class A1), financial and professional services (Class A2), restaurants and cafes (Class A3), business (Class B1), storage or distribution (Class B8), hotels (Class C1) or assembly and leisure (Class D2).

RESOLVED: REFUSE THIS APPLICATION

The Council would like to see that any Change of Use to A1 is in conjunction with the existing business. Should there be any subsequent change of use to another use falling within one of the use classes comprising the flexible use (particularly A3, B8, C1 or D2), Burnham on Crouch Town Council will expect adverse impacts from noise to be more likely and to be reconsidered.

20/00945/RES - Land East Of Charwood Stoney Hills Burnham-On-Crouch
Reserved matters application for the approval of access, appearance, layout & scale on approved planning application 20/00087/OUT (Outline application with all matters reserved for a 2 storey 4 bedroom house)

RESOLVED: COUNCILLORS NOTED THIS APPLICATION

20/00975/HOUSE - West Wick Bungalow Marsh Road Burnham-On-Crouch
Installation of 2 dormer windows with double doors in the front elevation.

RESOLVED: SUPPORT THIS APPLICATION

20/00951/HOUSE - 18 Maple Way Burnham-On-Crouch CM0 8DE
Single storey side extension

RESOLVED: SUPPORT THIS APPLICATION

20/00884/FUL - Brook Farm House Marsh Road Burnham-On-Crouch
Demolition of redundant sheds and replacement with new single storey refrigerated storage area

RESOLVED: SUPPORT THIS APPLICATION

FUL/MAL/20/00868 - Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch
Variation of condition 38 on approved planning permission 18/01424/FUL (Variation of condition 18, 21 and 23 on approved planning permission FUL/MAL/18/00093 (Variation of

Signed.....27th. October 2020

Ron Pratt – Town Mayor

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))

RESOLVED: REFUSE

Burnham on Crouch Town Councillors draws attention to MDC LDP Policies

Policy S6 Burnham-on-Crouch Strategic Growth

Policy D1 Design Quality and Built Environment

Policy T1 Sustainable Transport

Policy Clarification: Section 7.5

Transport And Accessibility Policy T2 Accessibility and BOCNDP Policies and Policy PI.10a

Policy HO.5

Burnham on Crouch Town Councillors also draws the attention of the case Officer to the UK Government Policies to promote healthy cycling routes

<https://www.gov.uk/government/publications/cycling-and-walking-investment-strategy>

<https://www.gov.uk/government/news/pm-kickstarts-2bn-cycling-and-walking-revolution>

The provision of cycle way links from the Maldon Road Estate was an integral part of the LDP as approved by BTC, MDC, Two Planning Inspectors and the Secretary of State. The cycle link contributed greatly to the perceived Sustainable elements of the plan and was an important part of the Burnham NDP

447 APPLICATION WITHDRAWN

20/00805 - Little Johns Farmhouse 44 Green Lane Burnham-On-Crouch

Replacement detached Cart lodge and store – See 20/00804 below

448 DECISIONS MADE BY MDC

OUT/MAL/20/00087 - Land East Of Charwood Stoney Hills Burnham-On-Crouch

Outline application with all matters reserved for a 2 storey 4 bedroom house.

APPROVE subject to conditions

LDP/MAL/20/00739 - 101 Maldon Road Burnham-On-Crouch CM0 8DD

Claim for lawful development certificate for a proposed 2 storey rear extension.

APPROVE subject to the following conditions:-

REASON FOR APPROVAL

The proposed two storey rear extension would fall within the tolerance of Class A of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

TCA/MAL/20/00757 - 97 - 99 High Street Burnham-On-Crouch CM0 8AH

Trim the Holly Tree by 2m reduction in height and 1m on the sides. Trim the Willow leafed pear by 0.5m

ALLOWED TO PROCEED

HOUSE/MAL/20/00804 - Little Johns Farmhouse 44 Green Lane Burnham-On-Crouch

Replacement detached cart lodge and store. **APPROVE** subject to conditions

HOUSE/MAL/20/00702 - 7 Mildmay Road Burnham-On-Crouch CM0 8ED

Two storey rear extension. **REFUSE**

Signed.....27th. October 2020

Ron Pratt – Town Mayor

449 APPEALS

20/00136/FUL (Appeal Ref: APP/X1545/W/20/3252241)

Land West Of High House - Green Lane - Burnham On Crouch

S73A retrospective application for the double stable and storage structure and the hardstanding and storage of equipment/vehicles relating to the (D2) equestrian use of the site.

Address: Area: SE - Decision Level: Delegated - APPEAL ALLOWED 28.09.20

Date of next planning meeting Tuesday 27th. October 2020 at 7pm via Teams

There being no further business the Town Mayor closed the meeting at 7.10pm

Signed.....27th. October 2020

Ron Pratt – Town Mayor