

MINUTES OF THE BURNHAM ON CROUCH TOWN COUNCIL PLANNING MEETING HELD ON TUESDAY 22nd. SEPTEMBER 2020 AT 7pm
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, J. Donnelly
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.

437 APOLOGIES FOR ABSENCE – Apologies were received from Cllrs N. Pudney and W. Stamp (Personal Reason)

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.

None declared

439 MINUTES

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

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.

RESOLVED: SUPPORT THIS APPLICATION

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.

RESOLVED: SUPPORT THIS APPLICATION SUBJECT TO THE TREE OFFICER'S APPROVAL

Signed.....13th. October 2020

Ron Pratt – Town Mayor

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)

RESOLVED: SUPPORT THIS APPLICATION

20/00854/HOUSE - 36 Worcester Road Burnham-On-Crouch Essex CM0 8RA
Single storey rear and front extensions

RESOLVED: SUPPORT THIS APPLICATION

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))

RESOLVED: REFUSE THIS APPLICATION

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

Policy PI.10a

Policy HO.5

Burnham on Crouch Town Councillors 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

Signed.....13th. October 2020

Ron Pratt – Town Mayor

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

RESOLVED: SUPPORT THIS APPLICATION

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

RESOLVED: REFUSE THIS APPLICATION

This application is a totally separate dwelling so therefore can be used in the future as two dwellings

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.

RESOLVED: NOTED BY COUNCILLORS

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

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.

This is an overdevelopment of the site, it is also outside the NDP & LDP allocations. It is outside the development boundary

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.

Signed.....13th. October 2020

Ron Pratt – Town Mayor

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

There being no further business the Town Mayor thanked everyone for attending and closed the meeting at 7.25pm

Signed.....13th. October 2020

Ron Pratt – Town Mayor